

**PROPOSED 30 BEDROOM LINKED ANNEXE TO EXISTING
RIVERSIDE NURSING HOME COMPLETE WITH LOUNGES, LINKS TO EXISTING
HAIRDRESSERS AND OFFICE
AT
RIVERSIDE NURSING HOME, CAMBORNE WAY, BARNSLEY
FOR
PARK LANE HEALTH CARE LTD**

DESIGN STATEMENT

LOCATION

The existing nursing home is known as Riverside Nursing Home and is situated at the end of Camborne Way, which is a residential road. The existing home has space on its northern side suitable for extending.

REQUIREMENT

The new annexe is part of the continual upgrading of the existing facilities and provides additional en suite rooms, lounge/dining areas and ancillary rooms, all sized to suit the current day requirements.

LAYOUT

The proposal provides an additional 30 en suite bedrooms on two levels with associated lounge areas, courtyard, gardens, bathrooms and hairdressers with two links back to the existing facility.

SCALE

The proposals are kept to suitable scale, height and massing to link to the existing home. The new proposal is lower than much of the surrounding properties and there will be additional screening by landscaped areas.

APPEARANCE

The proposal is to be constructed in brick, glazing and tiles to match the existing building. New windows will be similar to existing and new planting to the perimeter and internal courtyard will be provided.

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ACCESS STATEMENT

CONTEXT

The proposals consist of an extended lounge and additional bedrooms at an existing nursing home.

INTRODUCTION

The existing nursing home, Riverside, is located at Camborne Way, Barnsley. The site is accessed directly off the highway which is relatively quiet.

The existing nursing home is well established on a level site under its own private landscaped gardens. The home has been developed, extended and established over the past years as a quality facility for the care of its residents who generally come from the area.

ACCESS CONDITIONS

The existing facility has adequate visitor/staff parking. The Home has a vehicular entrance onto the highway with good visibility along the road. From the car park to the entrance, the footways are level giving easy access to the main entrance, fully compliant with Building Regulations and nursing home requirements.

Within the home, access around corridors is level with a lift to the upper floor areas. Access to the landscaped gardens is ramped.

STATEMENT OF INTENT

Our client is mindful of their role in providing much needed quality accommodation for the area and of a standard that meets today's requirements. They also plan and construct in compliance with all current regulations both local and national and good practices.

The proposals take into consideration the needs for disabled access and are in line with local planning policies and the Disability Discrimination Act requirements.

SOURCES

We have referred to:

Barnsley Council Disability Design Standards
Building Regulations Approval Document P2AH (2004)
British Standards BS8300 Access for Disabled People

CONSULTATION

As architects for a large number of similar developments, we are fully aware of the requirements a proposal of this nature demands having had discussions in the past with City Access Officers, Building Control Officers and Access Liaison Groups. The knowledge gained from these meetings and the continued updating of information provides this practice with the ability to assess the needs of any one project.

SPECIFIC ACCESS ISSUES

Issue	Relevant Legislation	Stage to be Considered
Car Parking Adequate parking for visitor parking.		
Pedestrian Approach a) Pedestrians approach the site directly from the public footway via private footways to the entrance points. b) External lighting along all access routes designed to Part 3 BS5489 to ensure good access and reduce crime risk.	a) Planning and Building Regulations b) Planning/Highways	a) Planning b) Planning
Route to Entrances There are entrances to each individual block directly from the private footway. Both access points are level.	Planning and Building Regulations	Planning
Entrances a) The outer doors will be controlled by security locks operated by key pad or internal operation. b) Floor matting to entrance flush with external paving of a type to avoid slipping but easily cleaned.		Planning Building Regulations
Entrance Halls a) Flooring surface to be tough wearing carpet or tiling. b) Contrasting colours to walls/floors.	Building Regulations	Building Regulations Management Company

Movement within Building a) First floor areas are accessed from existing lifts and staircases. b) Corridors within the Home conform to Section 3 of Building Regulations Part M. c) The spaces are well lit through natural or artificial lighting. The artificial lighting to communal areas to be movement sensitive. d) All doors to comply with Part M of Building Regulations. e) Colour scheme to corridors to provide contrast between walls and floors.	a) Planning/ Building Regulations b) Planning/ Building Regulations c) Planning/ Building Regulations d) Planning/ Building Regulations e) Building Regulations	a) Planning b) Planning c) Planning d) Building Regulations e) Building Regulations
Toilet Facilities All toilets to comply with Section 10 Part M of Building Regulations in relation to access.	Planning/ Building Regulations	Planning
Means of Escape To comply with Part B1 Section 3 of Building Regulations in respect to escape routes, etc, and Part B generally in respect to materials and features.	Planning/ Building Regulations	Planning
Emergency Access The adopted highway provides adequate access for emergency vehicles within the accepted distances.		

Ref. 09:05
29.09.09

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FLOOD RISK ASSESSMENT

From examination of the Environment Agency's advice and information on their website, the likelihood of flooding from the river or sea of this site is low which means it is unlikely to flood.

Thus no further assessment is required.

Copies of maps indicating the site is clear of any known flooding from the Environment Agency records are attached.

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