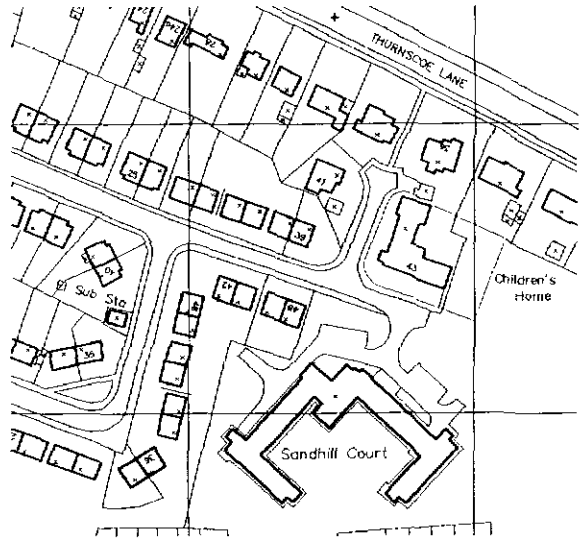
(09/C17)

DESIGN AND ACCESS STATEMENT
FOR
RESOURCE CENTRE WITH SHELTERED ACCOMMODATION ABOVE
AT
COMMUNITY PLACES, 43 JOHN STREET, GREAT HOUGHTON, S72 0EA

Location

43 John Street is located at the eastern end of John Street opposite Sandhill Court Old Peoples Home. It is set in the turning head and has two principle elevations facing the highway. The building is L shaped and wrapped around a courtyard providing secure amenity space for the home. To the North are the properties on Thurnscoe Lane and to the East the recreation area and public open space.



Background

The building used to be a council owned & run children's home but was decommissioned and put up for sale. In 2004 our clients, Community Places Ltd, purchased the property with a view to investing in the property and updating it for use as a home. In 2005 the first residents moved in and the home provides services for people with learning disabilities and other complex needs. The home provides residential accommodation and specialist support to encourage development of an individual to reach their optimum potential and promote a more independent lifestyle. The aim is to develop and improve their life skills in preparation for independent living.

Proposal

Our client would like to build a 'resource centre' for the use of the residents within the home. This will contain a multipurpose hall as an alternative venue for activities away from the communal accommodation. The centre will contain a teaching kitchen with three workstations, an IT area, a chill out room & a disabled WC as well as the multipurpose hall. The kitchen will have a 'juice bar' and a food servery but can also be safely secured against unauthorised access.

The kitchen will be used to teach individuals or small groups either cooking for themselves to develop their independence or to train them for work. It will provide a

safe place for them to cook for and to entertain friends. The counter service area can be used for small gatherings and to provide a social atmosphere away from the communal accommodation within the home. There is also the possibility to practice work skills for the catering industry.

The IT zone will provide a quiet area for internet surfing, study and leisure in a supervised environment. The chill out room will be large enough for two people to sit and chat or for a person to lie down. It will have no windows to provide distractions and will allow a person some space to calm down and have some time to themselves.

The sheltered accommodation above the resource centre will consist of self contained units providing independent living opportunities within the safety & security of the grounds. These are for people who are independent but who require frequent assistance from carers & will also provide a 'half way' stage between the home and living within the community. It gives individuals a chance at independent living before moving out of the home for care within the community. The home will have a high level of safety and an element of security designed in, to ensure the safety of the residents.

The building is intended to be sustainably designed and built. Our proposal will have a high level of air tightness and thermal insulation and water saving fittings. Our client would like to install solar PV to produce electricity for use within this building and the home. The heating for the resource centre and the accommodation will be provided by an air to water heat pump through under floor heating. The property will have mechanical ventilation with heat recovery.

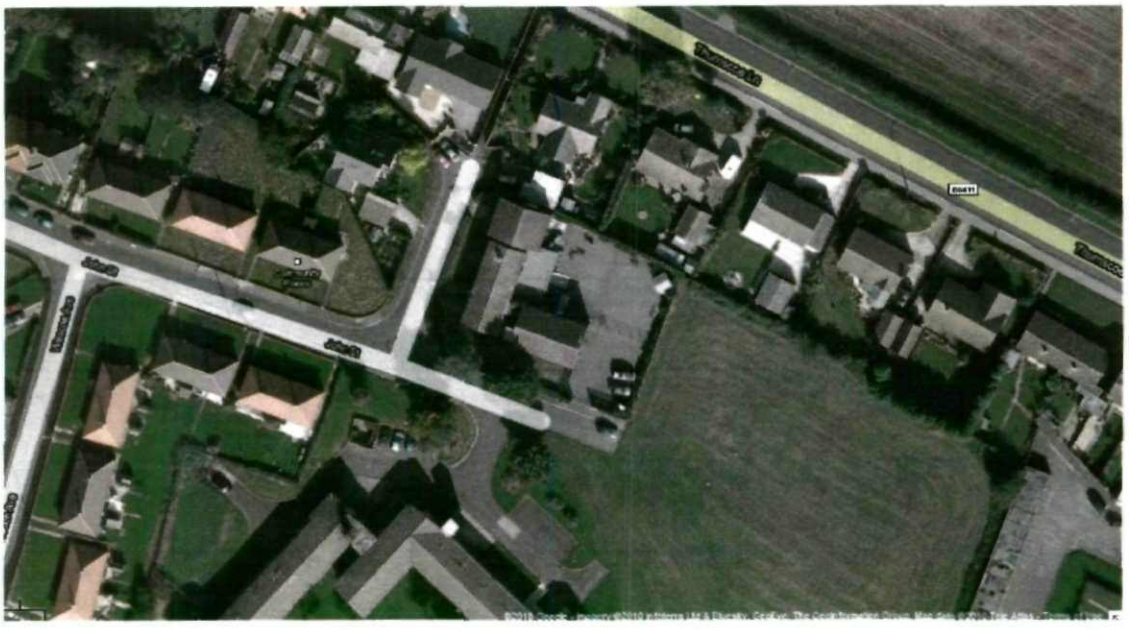
DESIGN

Assessment of the Site and Its Surroundings

Great Houghton is a former mining village with its mines and railway now gone. It has a mix of terraced houses with service roads to the rear, small private housing developments set back from the high street and a council estate to the east. The estate is set around areas of public open space with mature trees dotted throughout.



The home is situated at the end of a cul-de-sac over looking a large area of public open space. The home is L shaped wrapping around the private amenity space and a building on the eastern boundary would provide a courtyard in the middle.



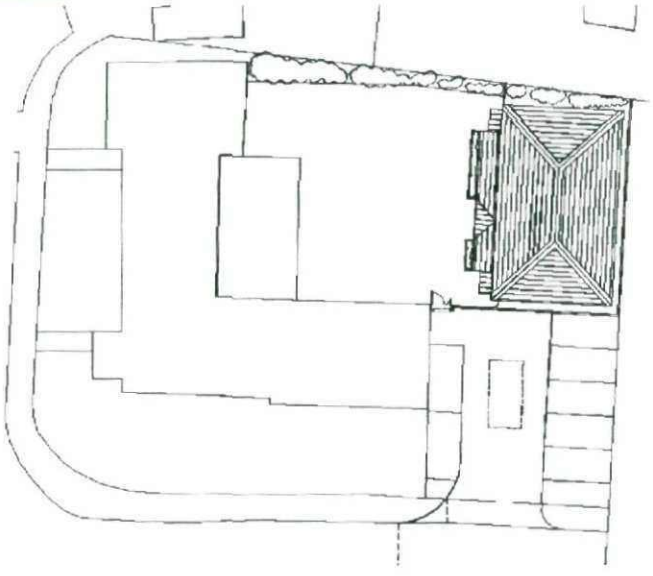
Although this would provide a dense development in terms of the site, it's location within an open area on the edge of the Public Open Space mitigates that.

Amount

The resource centre will have an internal floor area of 118m² and there will be two number, two bedroom flats each of 57m². When complete the development of the site will be high density with 916m² of area over two floors on a site of 1376m². This will cover ⅓ of the site with buildings. The development is about need rather than site economics.

Layout

The existing building is L shaped and our proposal will provide an unattached wing to create a U shaped development around the amenity space. The development doesn't turn it's back on the community but provides a secure private courtyard for the residents in the middle.



The main pedestrian access is on the southwest corner of the building at the corner of the turning head. The vehicular access in turn gives access to the courtyard between the existing and proposed buildings, via the new arch.

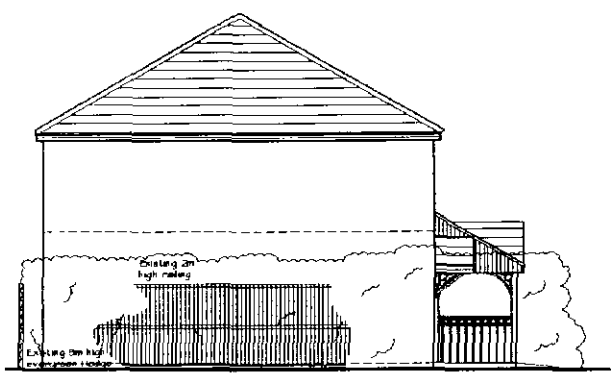
Security is a major feature of the home due to the vulnerability of the residents and that is the reasoning for the access to the building being within the controllable boundary.

There will be no change to the levels or the existing boundary features. The boundary fence and planting will remain.

Scale

The proposal is designed to be of a similar scale to the adjoining home, to compliment the courtyard design.

There was a chance that the building could have an over bearing affect on the houses on Thurnscoe Lane, to limit this we have designed a hipped roof to avoid a large intrusive gable overlooking the gardens. The hipped end will reduce any overshadowing effect to these gardens which are to the north of the proposed building. One of these properties has an aviary and once building work is complete the hipped end provides the least impact on this and the birds. We have also designed no windows to this elevation to ensure the privacy of the dwellings on Thurnscoe Lane.



Side Elevation



Front Elevation

Although a gable on the car park elevation would have complemented the existing home it was decided to use another hip to limit the shadowing of the courtyard from the morning sun and to provide a visual break between the two buildings. This break helps to emphasise the entrance with the new arch.

Landscaping

The building has an existing boundary of Beech hedges to the back of the highway with simple grass and two mature trees. Around the amenity space is an evergreen boundary to the houses on Thurnscoe Lane and a Laurel hedge to the public open space. Within the amenity space the area is predominantly hard surfaced with some border planting with decorative gravel and slate to give different textures appealing to the residents. Seating areas have been created by the use of large scale planters.. The planting has to be rugged and robust and planters or furniture need to be solid, well made and heavy to withstand the residents.

This method of landscaping will continue and the boundary planting will remain to provide privacy to the neighbours and residents alike.

Appearance

The original brief was to design something pleasing to look at from the conservatory of the home and also to provide an undercover area that could be used in all weather which doubles as a smoking shelter. Our idea was based on a cricket pavilion with a verandah to the front with a 'cast iron' column and rail. This could have hanging baskets and planters to soften the structure and to provide a pleasant outlook. The verandah will have benches or bistro style tables and chairs to create a gathering point.





Column & balustrade detail



The entrances to the accommodation need to have domestic style & scale entrances to be as 'homely' as possible. We opted for canopies with gallows bracket support and a traditional design front door. Each door will have a different colour to encourage independence and individuality.

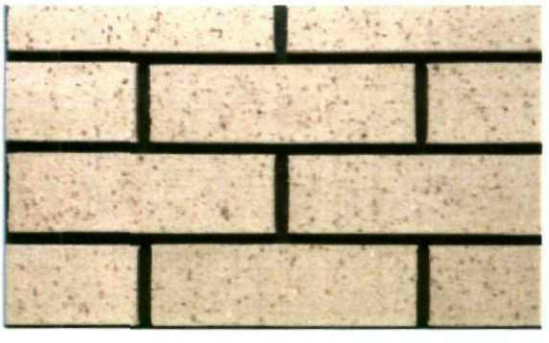
The rear elevation overlooking the open space will only have windows at first floor level as a security feature but will be softened at ground level by the Laurel hedge

Materials

Our client has requested a change of walling material from that used in the existing home, which is built from Dark Brown wire cut, drag faced brick which combined with the corporation architecture presents a utilitarian building. Our client would like a lighter coloured walling material but not render. We are proposing buff brick with dark brown detailing to tie it to the existing home or a York stone artificial stone subject to approval of a sample.



Existing brick used on home.
Dark Brown wire cut drag faced brick.



Proposed brick for resource centre.
Buff wire cut drag faced brick.

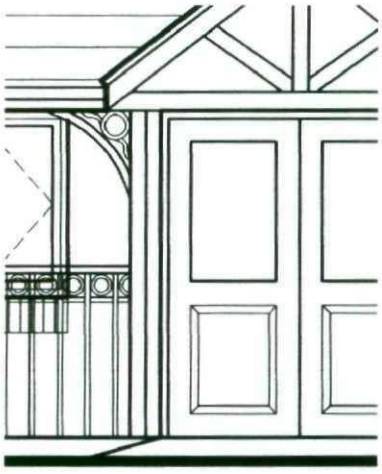


Marshalls Heritage Walling Yorkstone

The entrance feature arch is intended to create a focal point and to relate to the 'cast iron' column and balustrades on the resource centre.



Elevation of Entrance Arch
From Car Park



ACCESS

Access to the Site

Great Houghton is located on the junction of the B6411 and the B6273 between Hemsworth, Darfield & Thurnscoe. It is approximately 7 miles from Junction 37 of the M1.

Great Houghton is served by the following bus services:
Stagecoach service 219 Barnsley – Doncaster – Barnsley, every 30 minutes from 06:00 to 18:30 and then every 60 minutes until 23:30, Monday to Saturday and every 60 minutes 09:30 to 23:30 on Sundays.
Wednesday morning shopper bus to Barnsley town centre and Friday morning shopper bus to Brampton Morrisons provided by Dial-A-Ride.

The nearest train station is Thurnscoe on the Pontefract-Rotherham line 2 miles from the site.

The home is set within the council estate to the east of the village just off Thurnscoe Lane. There are two bus stops nearby, one north bound through Great Houghton to Hemsworth and one south bound to Thurnscoe. Thurnscoe Lane is accessable via a ginnel adjacent the home as indicated on the photograph below.



The proposal will create no additional vehicular traffic to & from the site.

Access within the Site

The site is flat and suitable for wheel chair users as it is currently a home for disabled people. There is currently parking for seven vehicles and this will remain unchanged.

There is access up to the building for emergency services and the new pedestrian access has been designed for two people walking side by side, when carers are assisting residents.

Vehicles, journey numbers & staff travel.

Of the staff who work in the building only two come by car due to the travel distance, all others walk or come by public transport. The two car users are the part time accountant and the company boss.

Community Places actively employs people from Great Houghton and the surrounding villages, this is an advantage for the shifts worked as carers are present around the clock.

The home has two vehicles, a small car and a people carrier for group outings. This leaves at least three spaces for health care or social visitors. The residents do not have their own cars and cannot drive. No increase in parking need is anticipated as additional staff will be local.

Access within the Buildings

The resource centre will be fully wheelchair accessible and the kitchen will have a work station suitable for wheelchair users. The entrance will have access thresholds and there will be no changes in level. There is a disabled WC.

The accommodation will be designed to lifetime homes standards and the bathrooms will be full wetrooms.

The walls and structure will be suitable for the addition of grab rails, hoists and tracks. Space and an electric supply have been provided at the ground floor level for a future stair lift if necessary. The entrances will have access thresholds and ramps.