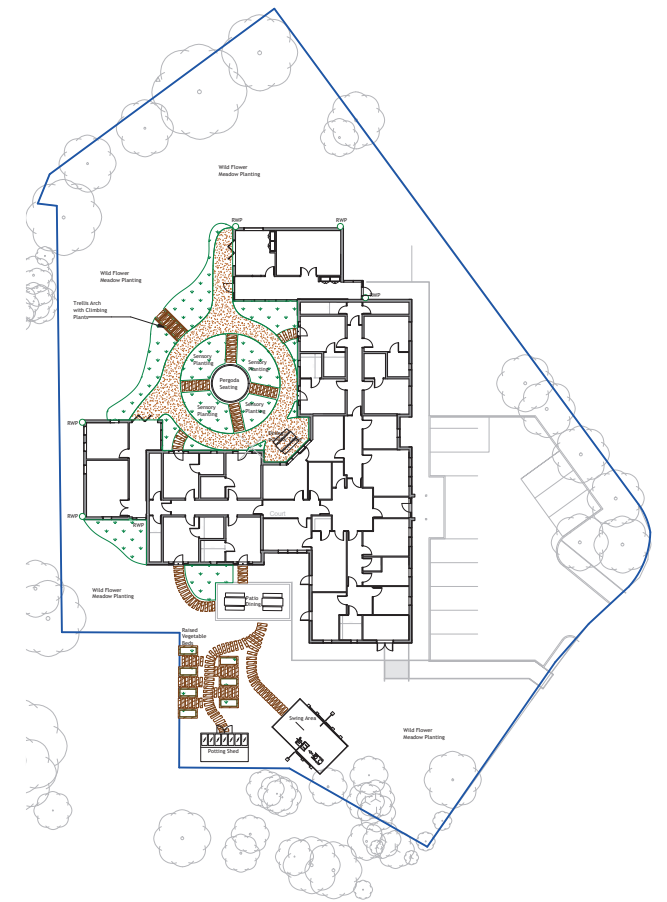


# Cherry Trees Respite Unit Extension Design Access Statement

## Detailed Planning Application



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<b>Revision</b>	<b>Date</b>	<b>Owner</b>
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This Design and Access Statement, prepared on behalf of Kirklees Council, is to accompany the full planning application and describes the development and final proposal of a new Sensory and Activity rooms which support changing pressures on service delivery.

Cherry Trees is an 8 bed overnight respite facility, it provides short stays for adults with learning disabilities and associated support needs. They provide bespoke stays based around individual choices and needs, including those with profound and complex needs and autism. The facility provides bespoke stays based around individual choices and needs.

The building is modern with en-suite WC/shower rooms and overhead tracking to facilitate for a variety of needs. Ample green space surrounds the building and is accessible for the use of those in stay.

The continued success and popularity of Cherry Trees for an increasing population of people with more profound and complex needs has led to a need to expand both their Sensory & Activity offering. It is not only about expanding their offering but also about enhancing the usability of the space. Currently there is one bathroom housed in wing A that provides a bath rather than showers in the en-suite bedrooms and results in a greater travel distance for anyone in wing B. The development on site will see this bath replaced with a specialist sensory bath and associated improvements to the bathing experience. It is proposed to add a similar feature to the other wing where a bath is not currently provided. The extension aims to address this issue and provide an additional bathroom to wing B, enhanced with sensory features. This will also enhance dignity so people no longer have to wait to use the existing bathroom.

Although surrounded by green space, the gardens are used on a limited basis. By enclosing the central space, the new extensions will create a courtyard feel at the heart of the building and encourage the safe use of the outdoor space.

PROJECT TEAM & CONTACT DETAILS

Client:



Julie Uttley | Julie.Uttley@kirklees.gov.uk  
Stephen Stead | Stephen.Stead@kirklees.gov.uk

User/ Tenant:



Angela Brittan | Angela.Britton@kirklees.gov.uk

Architect:



Nick Cooper | nick.cooper@farrellandclark.co.uk  
Amy Fulford | amy.fulford@farrellandclark.co.uk

Project Manager:



Gemma Berry | Gemma.Berry@kirklees.gov.uk

Building Services:



Structural Engineers:

Quantity Surveyors:



Sally Foster | Sally.Foster@kirklees.gov.uk

CDMC:



Nick Cooper | nick.cooper@farrellandclark.co.uk



**The need for new**

The existing accommodation at Cherry Trees has been largely unchanged since the date of build in 2007/8. Accordingly it is now becoming increasingly difficult to provide adequate range of appropriate facilities for the increasingly complex needs of existing and future users of the centre. The outdoor space is very open and exposed, making it feel quite intimidating and therefore it is sparsely used. Staff want to encourage and promote use of the outdoor space through creating a more inviting sheltered courtyard space.

Cherry Trees accommodates a staff wing with offices, kitchen & laundry and 2 main accommodation wings, each with 4 bedrooms. A bathroom is currently housed in Wing A and a small sensory room in Wing B, with lounge & dining space central to both wings.

As highlighted above and to meet the changing needs of users of the respite service, it is essential that a specialist bathroom to wing B of the building is provided. Provision of this new bathroom will provide specialist sensory facilities primarily for those clients with sensory impairments. Wing B will become the new Sensory Wing and will also include a new sensory room to replace the existing small and inappropriate unit currently provided in the centre of the building. This current room will then be used as storage.

Current arrangements are restrictive when group activities are taking place. Rooms are not large enough to promote a variety of activities from craft and exercise groups through to multi sensory activities. In addition to this, due to the nature of some of the clients, it can mean an individual may need individual space away from a group situation to calm down in a specialist environment and have some 'one to one' time.

Accordingly it is proposed to extend the wing A of the building to provide accommodation which can support the management of challenging behaviours and very complex needs. This will include provision of two new rooms which will allow the use of new technology to create an immersive technology room, and one room for relaxation more on a solo-based basis.

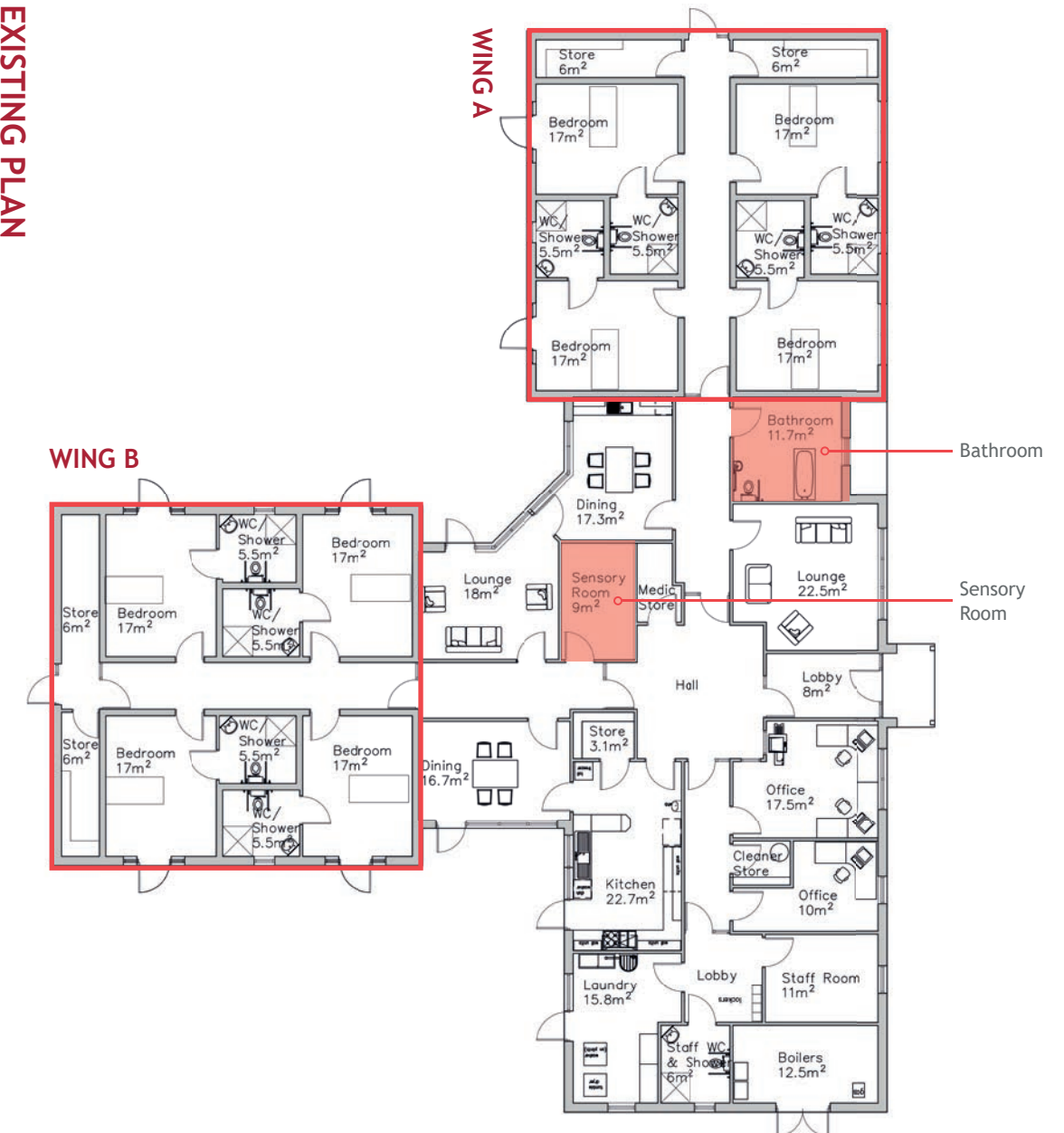
A key driver in the redevelopment process has been to strengthen the indoor/ outdoor connection and to breakdown barriers for clients who wish to access the garden space. Maximum opportunities need to be available to safely access outdoor spaces to improve wellbeing and outdoor sensory environments.

All design improvements are to enhance and comply with dementia friendly design standards, to future proof the use of Cherry Trees and improve their current package.

**User Consultation**

As the design has developed, the views and ideas from the client have been considered and integrated. The client has carefully considered the profile of existing and future users in the system and how these changes will benefit and better enhance the offering to both future clients & returning clients.

EXISTING PLAN



## LOW CARBON OBJECTIVES

It is essential that the proposal responds effectively to the low carbon agenda. As part of the design process, the team continually evaluated the design on the aspects where the greatest carbon savings for every pound spent could be saved.

This approach champions a coordinated design development maximising the passive response of the building to its local context. If incorporated wisely, this will result in maximising the amount of carbon saved for the least cost.

The project team has 'signed up' to this rationale and have ensured the emphasis is placed primarily on the partnership between the geometry and fabric of the building.

Other 'bolt-on' sustainable techniques are only to be considered once the fabric and geometry have been thoroughly explored.

Discussions and briefing workshops have taken place with the customer at which the team has sought to inform the developer of a more environmentally responsible approach.

## EASY WINS

There are a number of opportunities available for building that provide the best carbon and energy savings for very little input/ expense. these include consideration of:

- Mass, form and orientation
- Natural lighting and ventilation
- Use of exposed mass

## BUILDING ENVELOPE

Our initial approach to energy conservation is always 'fabric first'. Ensuring and maximising the quality of the building envelope will also help provide a better, healthier and more efficient scheme. This includes:

- Level and type of insulation
- Glazing specification
- Air tightness

## SOLAR CONTROL

As mentioned above, the orientation of the building and its mass and form can have a significant impact on its sustainability. Consideration also given to:

- Solar shading
- Overhanging Eaves
- Low winter sun
- Roof lights

## LIGHTING

Another area of consideration is how the building will be lit:

- Daylighting
- LEDs/ Low energy fittings
- Control: Presence/ absence detection

## WATER SUSTAINABILITY

The use and re-use of water has also been discussed, with the following possibilities being considered:

- Water efficient appliances & fittings
- Grey water recycling
- Rainwater capture





**TECHNICAL ATTRIBUTES**

Sensory Bathroom - Wing B

- 16m<sup>2</sup>
- H-Track system
- 360° access to the bath
- Light projection
- Integrated sound system
- Changing Table

Sensory Room

- 16m<sup>2</sup>
- Power and data for various pieces of sensory equipment

Quiet Calming Activity Room - Wing A

- 18m<sup>2</sup>
- Adjacent to Immersive room

Immersive Room - Wing A

- 28m<sup>2</sup>
- No windows/ natural light
- 3 full clear walls for projection
- Immersive technology install

Wheelchair Store - Wing B

- Re-purpose current Sensory room

Landscaping

- Create courtyard/ residential scale space
- Multi-Sensory elements (landscaped borders, pathways)
- Potting Shed (connecting pathways)
- Disabled/ Wheelchair Access Swing (connecting pathways)

Corridor

- Redecorate with hard flooring and dementia friendly contrasting design elements
- Integrate the new corridor space as usable seating areas

**PHYSICAL ATTRIBUTES**

Two separate extensions, offset from the existing building to form a central courtyard

Address topography of the site

Make use of existing exit doorways/ openings

Integrate with existing sprinkler system

Avoid existing manholes where possible

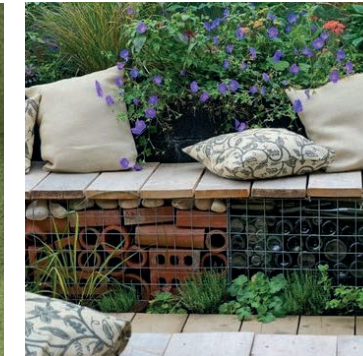
Single Storey

**VISUAL ATTRIBUTES**

Maintain visual connection across the site

Contemporary design

Minimal and considered palette of materials





**SITE LOCATION**

Cherry Trees is on the outskirts of Shepley and sits just off Field way, within a residential area and adjacent to green fields. The building is a single storey development that sits within the centre of its plot, surrounded by trees.

The site is situated far away from any water course and is in a no risk flood zone.

**SITE ACCESSIBILITY**

With site improvements being primarily to enhance place making & user experience, we don't foresee any increase in the amount of users to the site. Traffic & parking will therefore remain unaffected.

On-site parking is readily available to visitors and clients alike, situated directly off the main road.

Shepley is connected by the A629 (Rotherham - Skipton road) to Huddersfield through to Barnsley and Sheffield and by the A635/A636 to Wakefield through to Holmfirth.

Shepley railway station is on the Penistone line which runs from Huddersfield to Sheffield via Barnsley. (0.4mile/ 8 minute walk)

The Holmfirth - Huddersfield 286/ 287 Penistone - Huddersfield bus stop directly outside the care home on Field way. In addition to this the 435/436 Wakefield - Holmfirth and 83/83A/84 Huddersfield - Denby Dale all pass through & stop in Shepley village.

Local amenities such as Shepley Pharmacy or the local Co-op Food Store are a 0.1 mile/ 3 minute walk away.





**EXISTING BUILDING**

Cherry Trees is an eight bedded respite unit located in Shepley.

The existing building is of a uniform material palette; brick to sill height with cream render above to the eaves line.

White Aluminum to all windows & doors.

The building is on one level with level access at all entrances/ exits.

The roof is a trussed rafter structure at 25deg pitch, hipped on all sides.

Marley Modern concrete interlocking roof tiles with dry fix verge, hip & ridge system.

Landscaping is very minimal, generally grass with a few localised shrubs. Land slopes away towards Long Lane to the rear of the site.





**DESIGN DEVELOPMENT**

Following our appointment to the project and consultation with the client, we assessed the comments and existing ideas and drawings to develop some key design concepts and philosophies for the project.

Both the client and the users had clear ideas of what the building needed to include and how it should function. These along with the existing confines and opportunities of the site have driven the design principles.

**01. BLOCKS**



On further inspection of the proposed plan it was clear that to really bridge the gap between inside & out, we needed to develop two extensions, one from either end of the main existing wings and offset these to enclose a central garden space. To do so this meant the new extensions would need to be longer to emphasise the feeling of enclosure.

**02 ROOF**

Initial thoughts were to remove and expand the existing roof in a sympathetic hipped form, however this would cause greater disruption to the building and would restrict where the new extension might sit.



To resolve this the extension was pulled away from the existing building to make room for circulation space with a flat roof designed to float at the level of the existing eaves and a 7° mono pitch roof was then designed as the main roof to the extension to echo the form/ proportions of the existing roof. The pitch has been designed to face inwards, so as to mimic & harmonise with the existing buildings form and enhance the feeling of enclosure within the courtyard.



**03 SECTIONS**

As previously mentioned the design intent was clear that the extensions should be in two clear sections/ function zones. The new Sensory extension B is to be focused on meeting the needs of people with profound needs and the new Activity extension A is to be focused on meeting the needs of those that may exhibit behaviours that need to be well managed. This will give greater flexibility for sectioning if required depending on who is in stay.

There is a third section, which is the outdoor space. Cherry Trees will be undertaking some landscaping and planting additions to seamlessly connect the two new extensions. This area too will be fully utilised with a multi-sensory approach.

**04 FORM & FEATURES**

Once the two extensions had been clearly defined, the intention was to express the visual connections across the site. Both extensions will maximise this by way of a glazed circulation space, which will double as a space for relaxed conservatory style seating, over looking the garden & reinforcing visual connections both between the outdoors and indoors and between occupants of both wings.



**DESIGN PRINCIPLES**

Following the inception of key design principles the scheme has continued to develop. This following further consultation with the client and end users as well as the more detailed consideration of space planning, site constraints, construction techniques and potential programmes.

The two extensions will almost be a mirror image of each other, using shared principles of form & materiality.

A simple palette of materials has been selected to both complement and contrast against the existing building, whilst keeping the design cost efficient.

Curtain walling to sit within rendered blockwork walls to harmonise with the current site finishes.

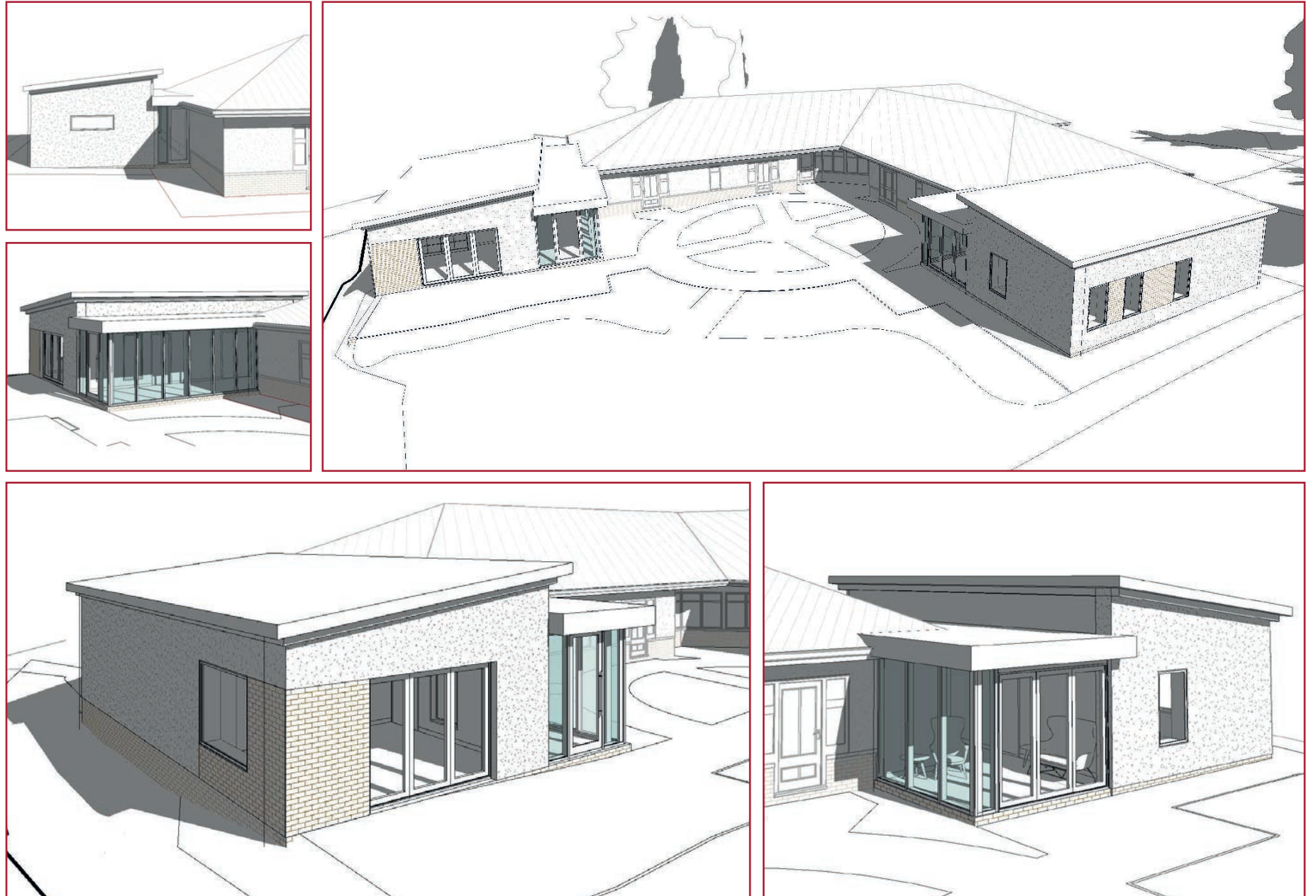
Mono pitch roof to be a vico euroclad or similar, the mono pitch is designed to echo the existing roofline, whilst contrasting by the use of an alternative material. Creating a clear division between living space and activity zones and highlighting the pavilion design.

Bi-fold doors to the main activity room and corridor seating areas.

Windows and doors are to be triple glazed aluminum, internally beaded.

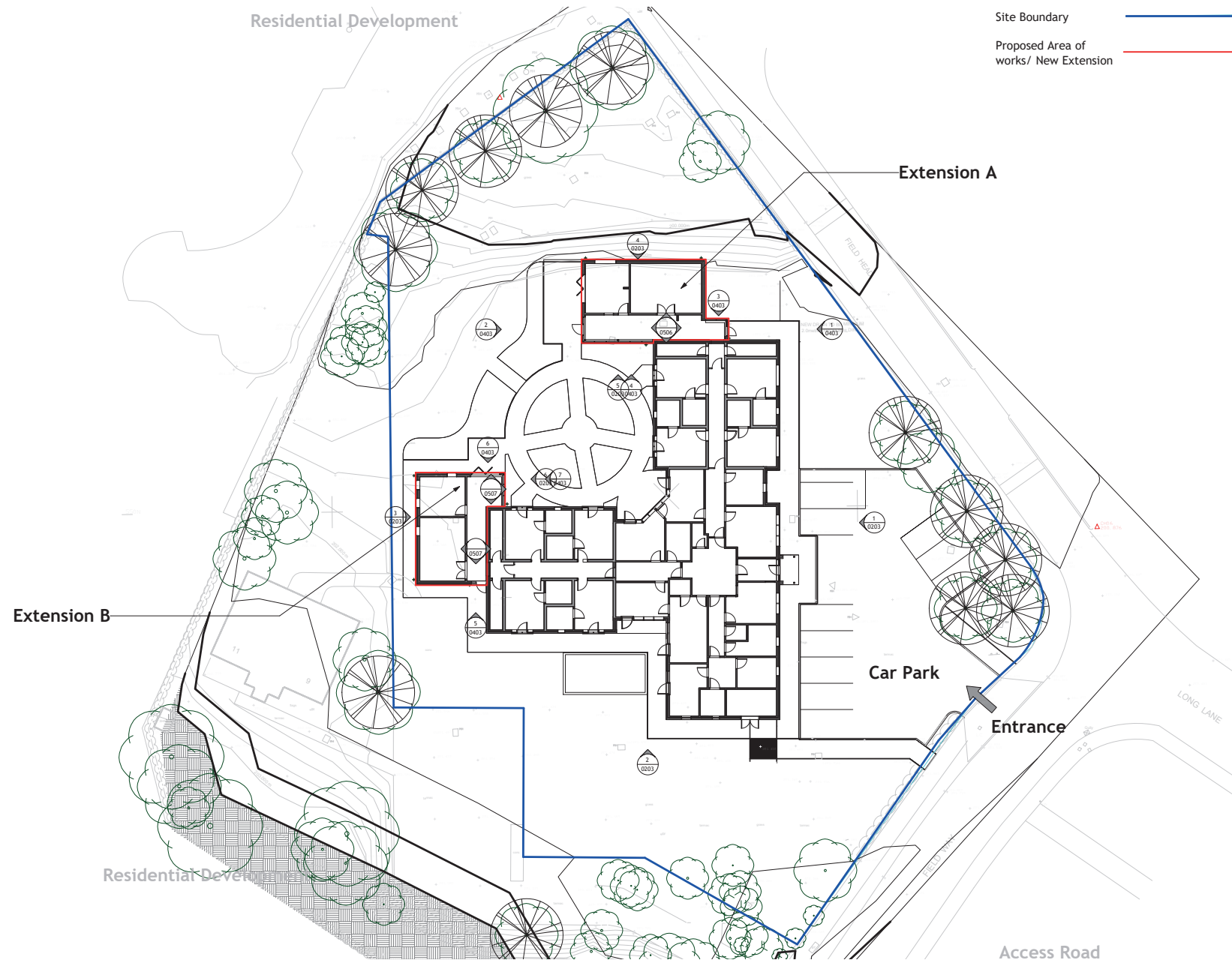
All internal doors to be in-line with new specification for fire upgrade works and of an accessible width. DDA lrv colour compliance to be applied.

Internal finishes as follows; Durable emulsion paint to all walls. Hygienic wall cladding to bathroom. Sheet vinyl to circulation areas with acoustic underlay, acoustic vinyl to rooms, non-slip vinyl to bathroom with coved skirting & acoustic backing. Painted sw skirtings and architraves throughout.

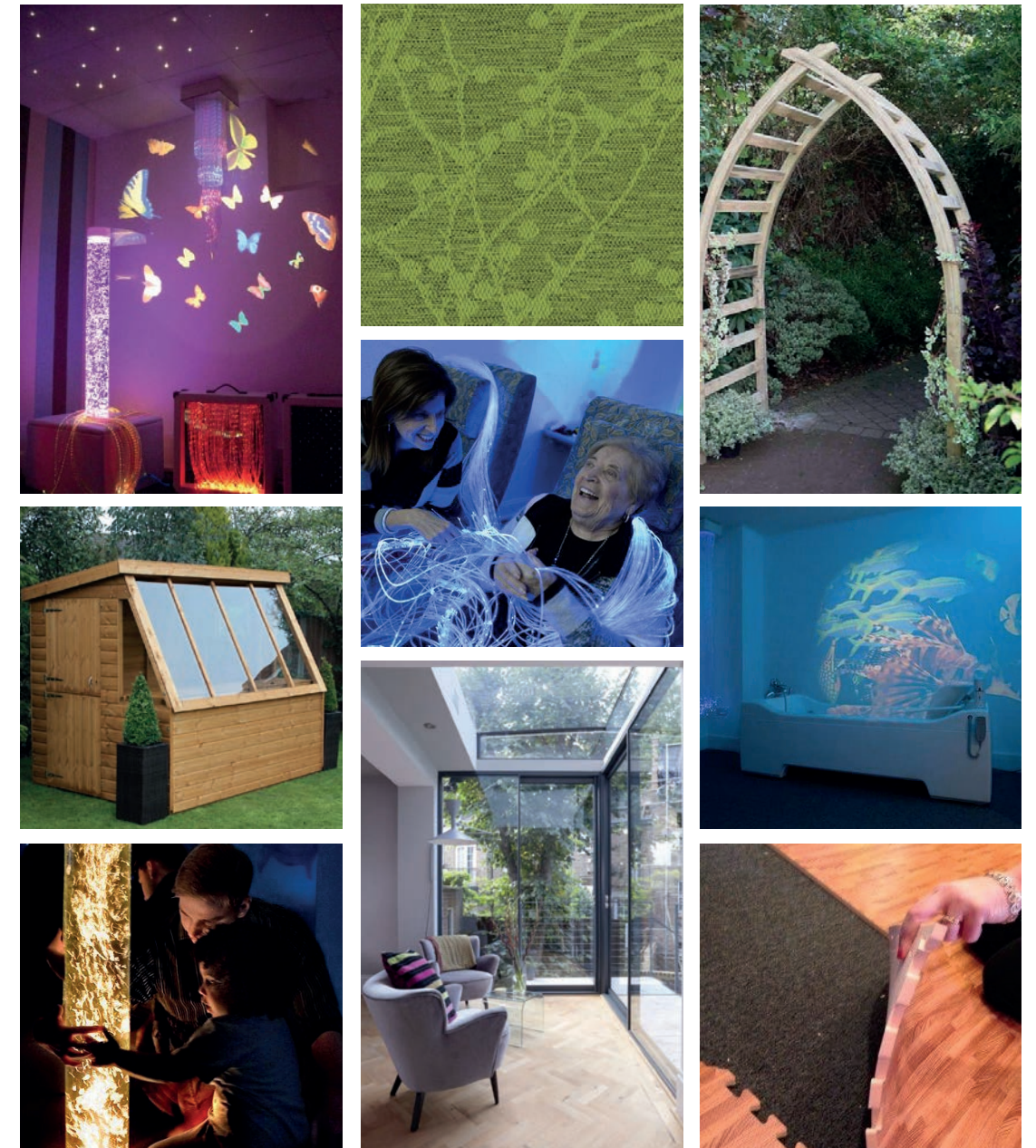




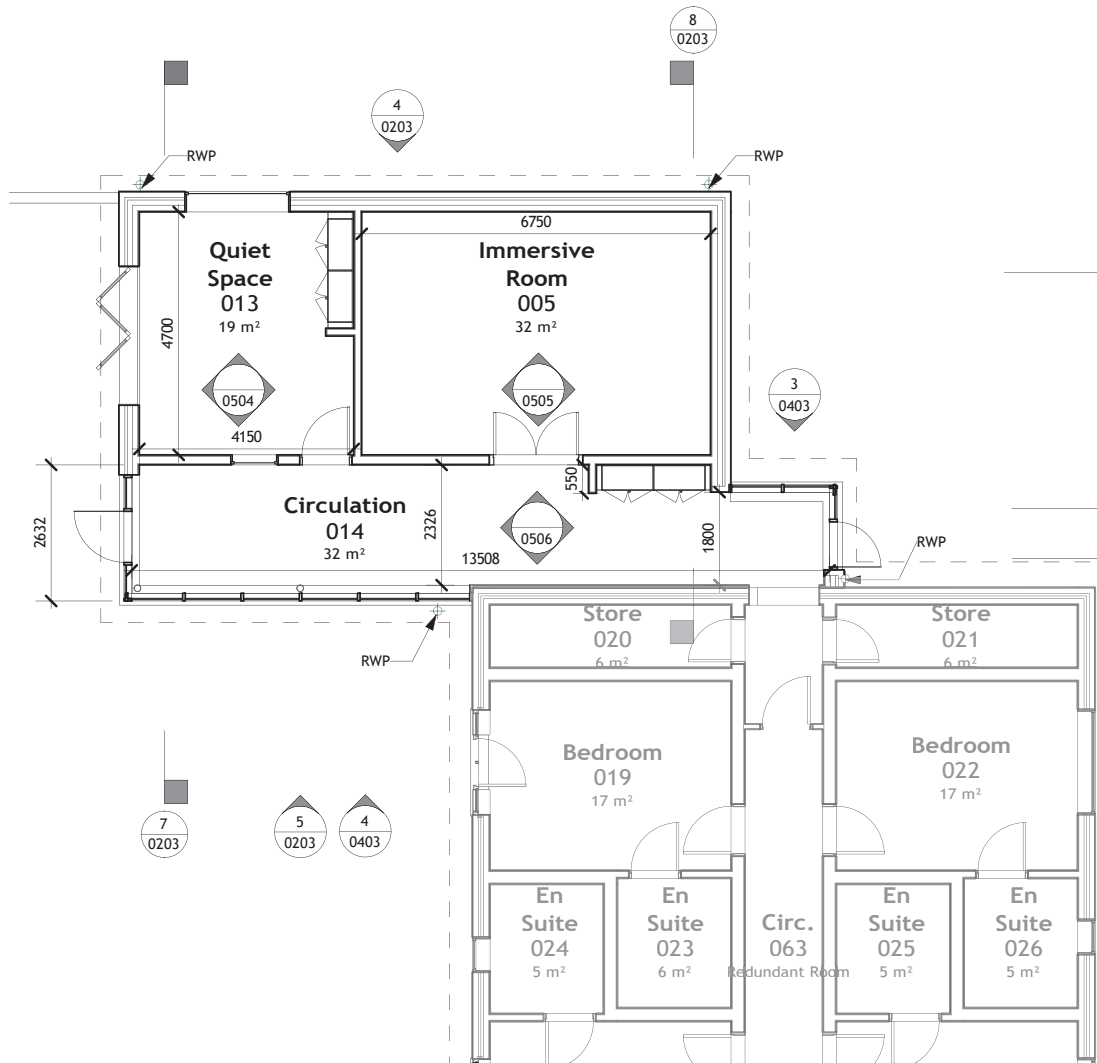
SITE PLAN



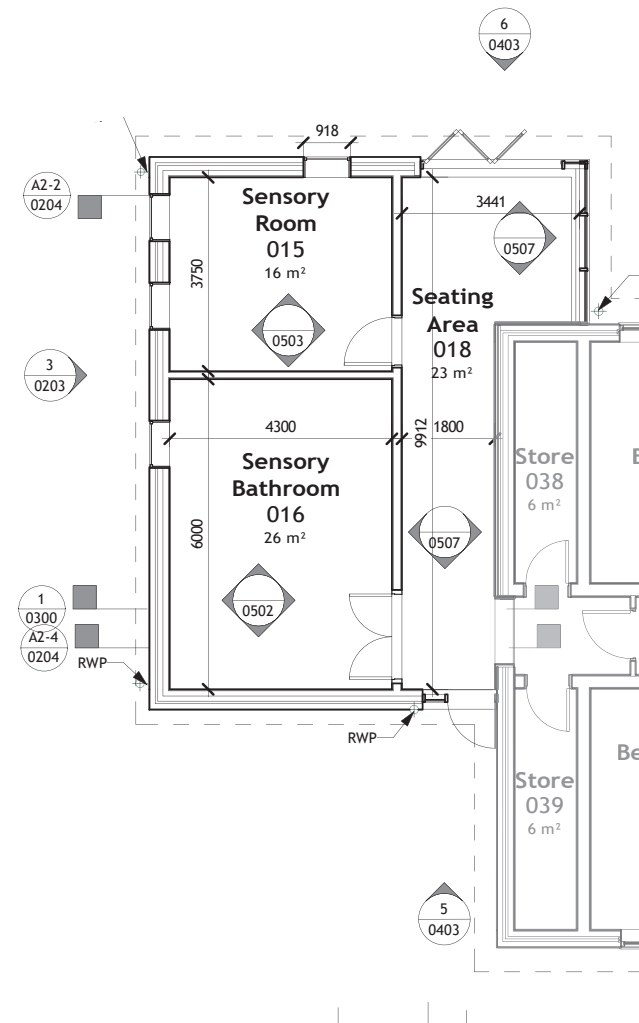
CONTEXT



**EXTENSION A**



**EXTENSION B**



**PROPOSED SERVICE STRATEGY**

Following consultation with the client and establishment management, the following developments and servicing strategy have been proposed.

The extension will share all services with the existing building. As part of the fire strategy a sprinkler system is currently in place, this will be adapted and extended to run through to the new extensions.

All lighting, heating, ventilation, water services and fire safety to KMDC Specification. Lighting design to incorporate sensory controls with RGBW colour changing & dimable settings. Sensory lighting to be installed to both sensory bathroom and sensory room.

Integrated sound system to be fitted in both the sensory bathroom and sensory room. Full Immersive technology package to be fitted.

**Heating & Hot Water**

Providing the existing services are of sufficient capacity, the intention is to tap into all existing supplies and install to KMDC Specification.

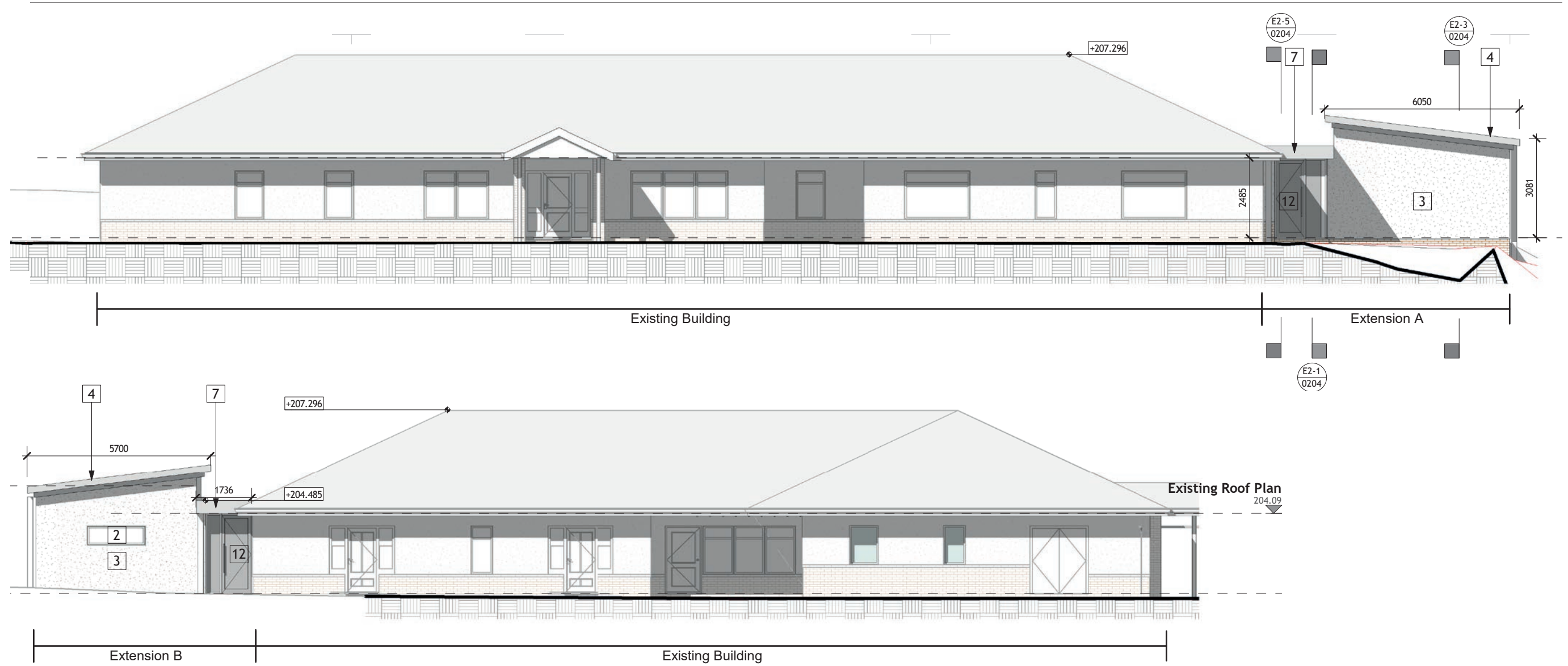
**Ventilation**

The Sensory Bathroom will be ventilated by a packaged supply and extract fan combined with a heat recovery unit and supply and extract grilles/ ducting. The unit is designed not to be on show and ideally would be mounted above a false ceiling.

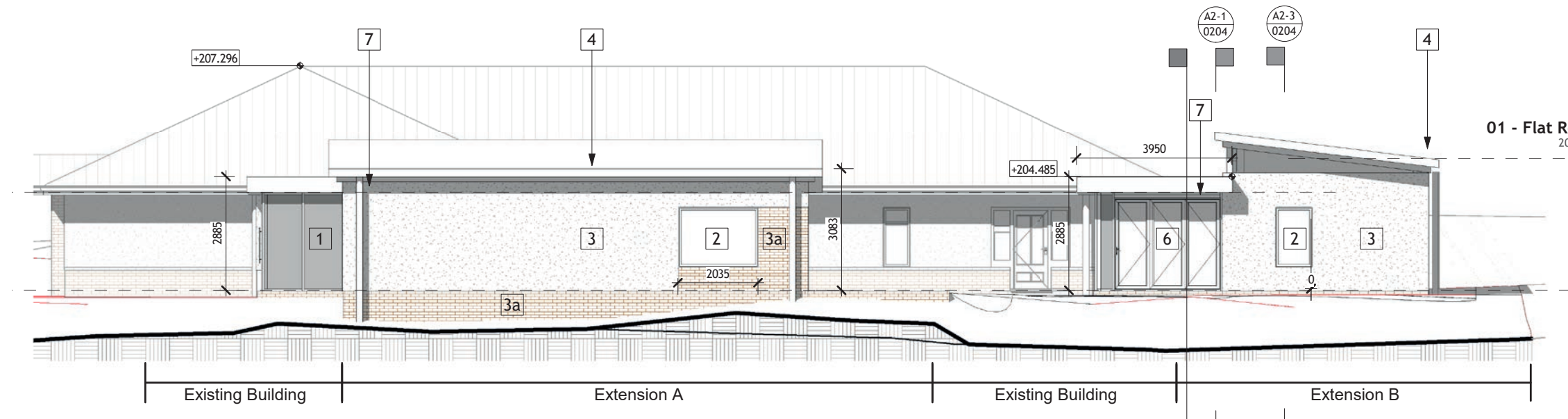
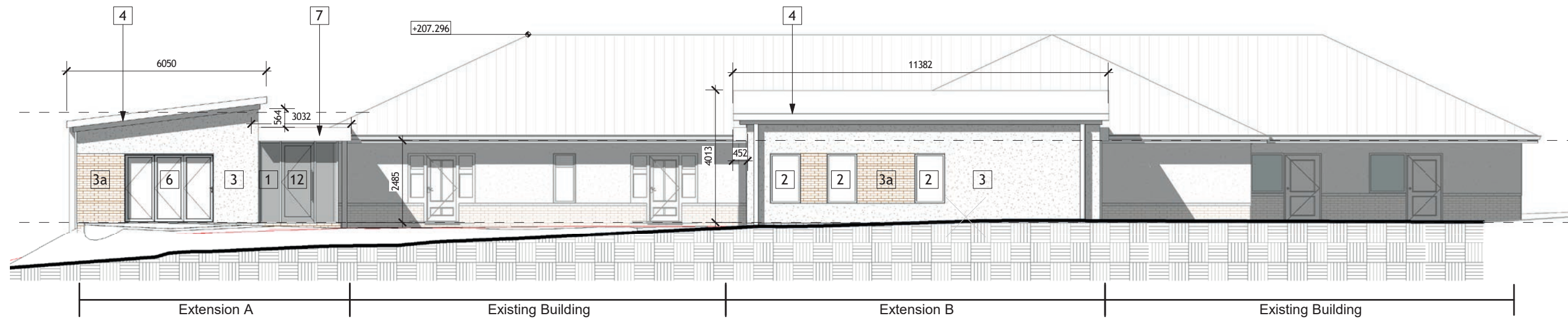
Ventilation to Activity rooms & Sensory Room will have natural ventilation through use of opening windows. The immersive room will have no windows but will have an air conditioning unit.



FINAL ELEVATIONS



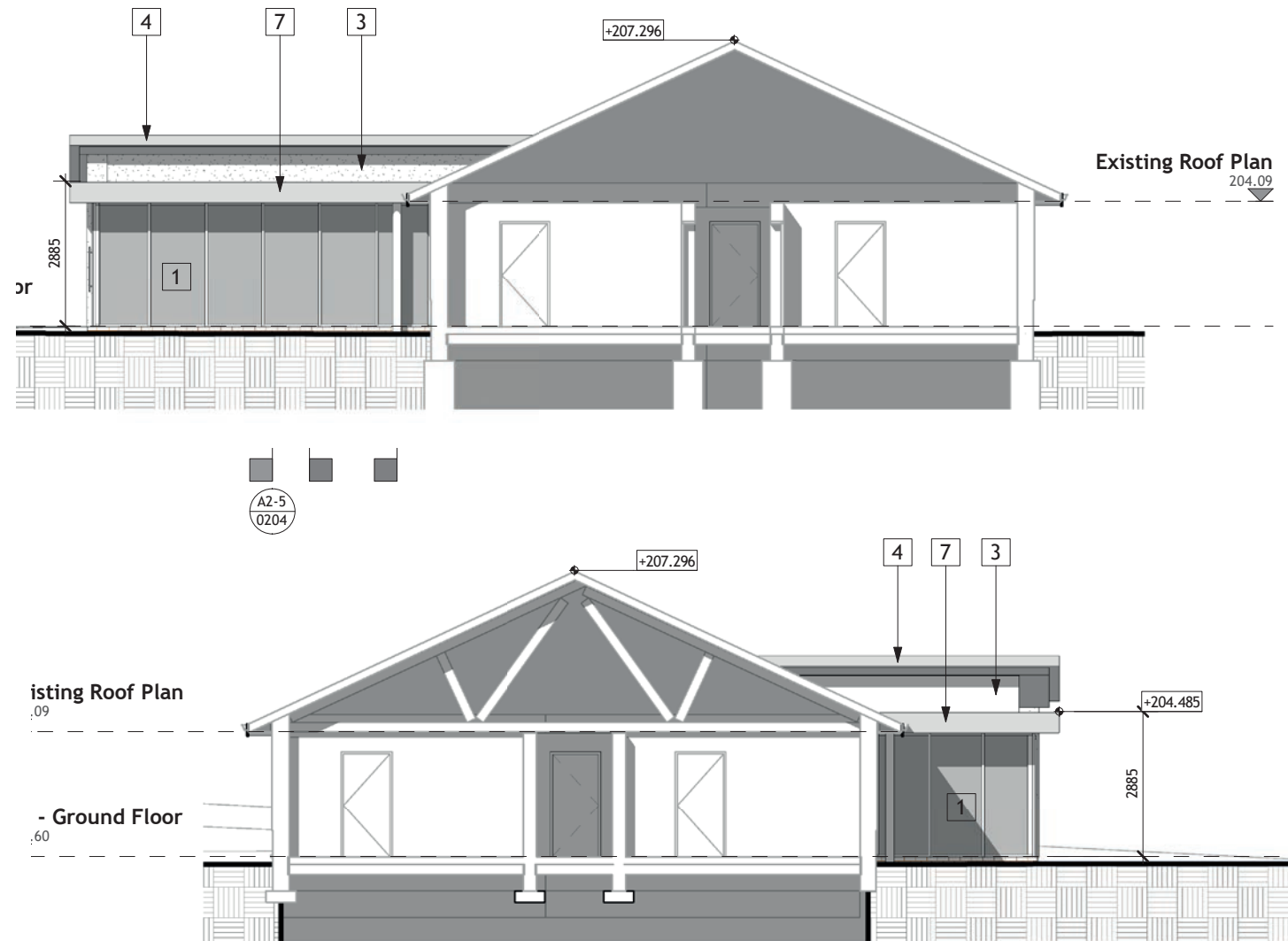
FINAL ELEVATIONS



- 1 Glazed curtain wall
- 2 Triple glazed window, frame to match curtain wall
- 3 Brick plinth to FFL, dense concrete block with render finish over, 50mm clear cavity, 65mm partial fill mineral wool insulation, 100mm medium density concrete block work with plasterboard drylining internally
- 3a Finished face in brick work
- 4 Euroclad Vieo
- 5 Glazed double door opening to match windows & curtain wall
- 6 Curtain wall bi-fold door insert
- 7 Bauder Flat roof to be SW joist with firrings and plywood deck to achieve nominal fall. Rigid insulation over with proprietary glass fibre liquid roofing membrane.
- 8 100mm medium density concrete block work with plasterboard dry lining both sides. Durable emulsion paint to all walls. Hygenic wall cladding to bathroom.
- 9 All doors to be in line with new specification for fire upgrade works.
- 10 Spacestor inbuilt fixed storage wall, 1000m w x 400mm d, FFL to FCH.
- 11 Dry line & plaster external wall to become internal wall to circulation space.



FINAL ELEVATIONS

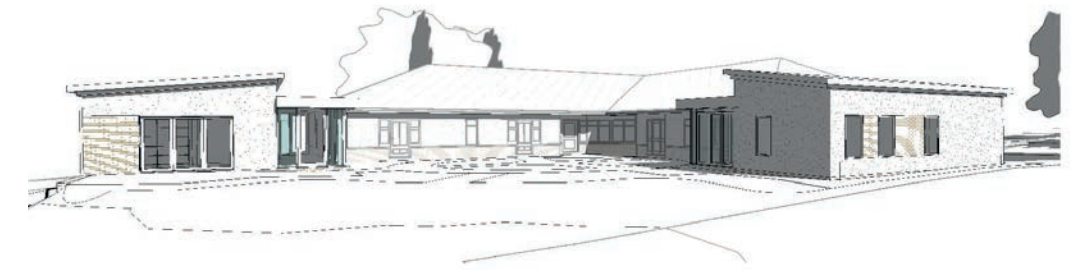


MAINTENANCE

The size, form and proportions of the building, along with the current design philosophy allows safe and efficient access for routine cleaning, inspection & maintenance.

Being single storey, all the external windows are safely accessible, self cleaning glass will be specified where possible.

As well as fitting in with the surroundings, the longevity and durability of materials was and will be a key issue in their selection throughout.





**LANDSCAPING**

As part of the wider works to improve the quality of experience of the clientele, the new garden will provide an experience to awaken the senses and vital interaction with nature via discovery pathways.

- Rough/ smooth/ furry/ spikey/ silky textured plants will be incorporated to alert the touch sensation such as; Lambs ears & silver sage.

- Edible planting with plants to taste will includes things like; Spearmint, Rosemary, Chives, Nasturtium, Tropaeolum majus, Wild strawberry, Fragaria vesca, Pot marigold, Sweet basil,

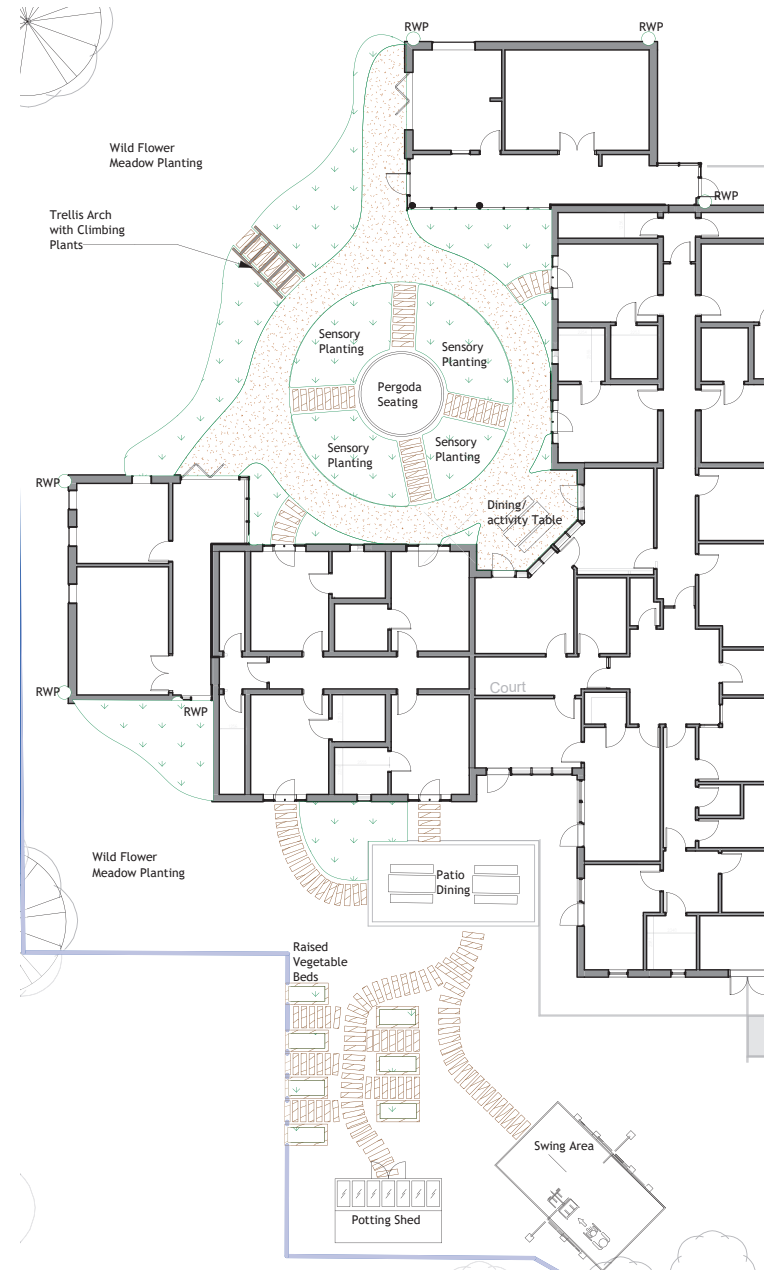
- Aromatic planting such as; Curry plants, Lavender, Chocolate cosmos, Stocks, Lemon scented geranium, Oregano/wild marjoram.

- Vibrant planting displaying colour, shape & form will be used to awake the eyes; sunflowers, dahlias, Chameleon plant, Swiss chard 'Bright Lights'.

- The sounds of the garden will come through in the wind through rustling planting such as grasses & bamboo. Wind chimes, wildlife, and a potential water feature will add to the garden acoustics.

In addition to this a vegetable plot and potting shed are proposed for the garden land outside the kitchen/ outdoor dining space. The vegetable plot will include things such as; carrots, radishes, lettuces, broad beans or peas and will be able to be used in conjunction with kitchen activities.

A positive outcome of the sensory planting will be an increase in wildlife, insects & birds, all of which can be linked to the senses and will encourage interaction with the outdoor space. Boundary edges will be scattered with a wild flower mix to intensify the wildlife, birds & bees in the area.





**INCULSIVITY**

Cherry Trees provides short stays for adults with learning disabilities and associated support needs. They have a compassionate and skilled staff team who plan bespoke stays based around individual choices and needs.

The building is modern with en-suite bathrooms and overhead tracking to facilitate for a variety of needs. Cherry Trees also have ample gardens for the use of those in stay.

**AIMING HIGH**

To enhance and further encourage use of the large expanse of garden. The proposed new works will include installation of a new wheelchair accessible swing and standard adjacent swing. Another aspiration to enhance the experience of users, is to install a new accessible potting shed. Both of these additions are to encourage outdoor therapy through activity and healthy produce.

New H-Track systems will be fitted to expand the range/ ease of movement between areas for all.



**PEDESTRIAN LINKS**

Cherry Trees Court is a single storey building with level access throughout the home & gardens.

There are excellent transport links, both by train & bus, with the addition of the centre having its own mini bus for local excursions & pick ups.

**VEHICULAR ACCESS**

As mentioned previously there is on site parking available in Cherry Trees private carpark.

There are no plans to increase either staffing levels or client intake, as a result vehicular access should remain as is.

**CYCLING**

Given the type of facility no specific provision has been made within this development for staff or visitors arriving by bike. However, adequate shower and changing facilities are available and secure cycle storage could be provided elsewhere on site.

**EMERGENCY**

6/8 bedrooms all have their own means of escape, the 2 rooms without are to escape either via another bedroom or through the main corridor exits.

As part of the extension fire safety works will be carried out across the site addressing all compartmentation. Visual fire alarm beacons

are/ will be installed to all areas as well as at the building boundaries. A disabled person evacuation strategy is in place in conjunction with the fire strategy & councils fire policy.

**ENTRANCE**

The primary entrance is easily identifiable and maintains level access & thresholds are a clear minimum opening dimension. There is a secure lobby and intercom system before entering the building to maintain a log of entry and privacy.

**INT. CIRCULATION**

Level access is provided to all areas of the building. Handrails are provided on both sides of the main corridors for additional support. Contrasting architraves, wall & floor finishes will all be incorporated in the redecoration to provide the correct lrv contrast for dementia users.

The space planning/ furniture layouts will create clear circulation routes from the corridors as required.

**WC ACCESS**

Each bedroom currently has its own full en-suite. In addition to this there is a fully accessible bathroom with WC & hoist.

Following the proposed new extensions, there will be a second fully assisted H-Track WC within the sensory bathroom, fully compliant with 360 degree access standards.



Farrell and Clark LLP  
Third Floor, Brodrick's Building,  
43 -51 Cookridge St,  
Leeds,  
LS2 3AW

[Leeds@farrellandclark.co.uk](mailto:Leeds@farrellandclark.co.uk)  
[London@farrellandclark.co.uk](mailto:London@farrellandclark.co.uk)  
[www.farrellandclark.co.uk](http://www.farrellandclark.co.uk)