

# **Young Peoples Activity Team Reprovision Design Proposals**

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## 01 Introduction

This report sets out the details of the current in-house Young Peoples Activity Team (YPAT) short breaks service offer and the proposed redevelopment of a council owned former nursery building. The new building will enable YPAT to move from its current location and provide the service with significantly enhanced facilities. Children's Service, best start capital funding has an allocation of £5 million for the development of children with a disability services; YPAT, Elm Grove (long term) and Orchard View (short breaks) children's homes.



Former Nursery Building – existing interior



# 01

## Introduction

## 02 Current Provision

The Young Peoples Activity Team short break service is currently run from a large council owned building on Havelock Street, Ravensthorpe, which it has shared with Adult Services, learning disability day service provision for over 15 years. The council owned building is over 40 years old, of brick and metal construction on an industrial estate.

Adult Services capital programme are planning to build new day service facilities. The current building is not suitable for the delivery of modern social care services. Corporate Landlord are looking to repurpose the Havelock Street site once both services have left.

YPAT short breaks service supports disabled children and young people aged 5 to 18 with profound and complex needs. The short breaks service comprises of;

- **After school clubs** which operate term time evenings between 3pm and 6.30pm.
- **Weekend clubs** which run year round (except bank holidays) between 10am and 2pm.
- **Play schemes** which run in school holidays Monday to Friday 10am to 2pm.

Pre pandemic YPAT supported 117 disabled children and young people, 63 live in North Kirklees and 54 live in South Kirklees. YPAT also supports one young person during the day 10am-2pm, who is currently NEET providing support to carers who are struggling.

YPAT currently supports around 60 young people this is due to the impact of the pandemic, natural progression, young people turning 18 and some due to the support that was put in place as a result of the pandemic who no longer attend. It is expected numbers will increase, several new referrals have recently been received.

# 02

## Current Provision

### 03 The Proposal

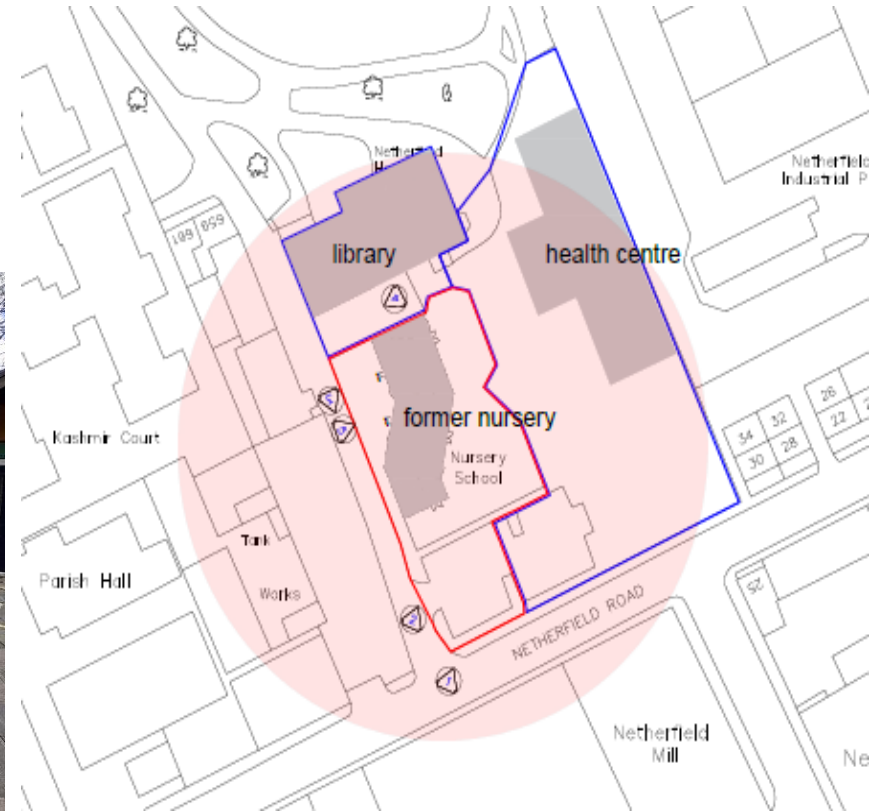
The proposed two site YPAT short breaks model would provide easier access for families, larger activity/social spaces and significantly better facilities that disabled children and young people will enjoy more and will assist with managing children's behaviours and needs by offering a far greater range of activities and enable the service offer to be expanded over time if required. The service believes a two site model can be delivered within current revenue budget funding for the current cohort of service users. The children's service capital board in September 2021 supported the proposal to develop two YPAT short break facilities, one in north and one in south Kirklees.



# 03

## The Proposal

## 03 The Proposal



An empty council owned ex-nursery building on Netherfield Rd, Ravensthorpe, Dewsbury, WF13 3JY has been identified as a suitable location for the new YPAT offer in North Kirklees. [Netherfield Rd - Google Maps](#) , [Google Maps](#) The ex-nursery building is situation behind the Greenwood Centre, a council community library building and is only 500 yards from the current YPAT service location. Children's Service operational managers have visited the building and are in agreement the building and location would be suitable and have been fully involved in developing the proposed designs.

## 03

## The Proposal

03 The Proposal



Corporate Asset have been commissioned to carry out a condition survey and feasibility estimate on the building and a project manager has been appointed who has led on developing internal design plans in consultation with key officers from Children's Services.

# 03

## The Proposal

03 The Proposal



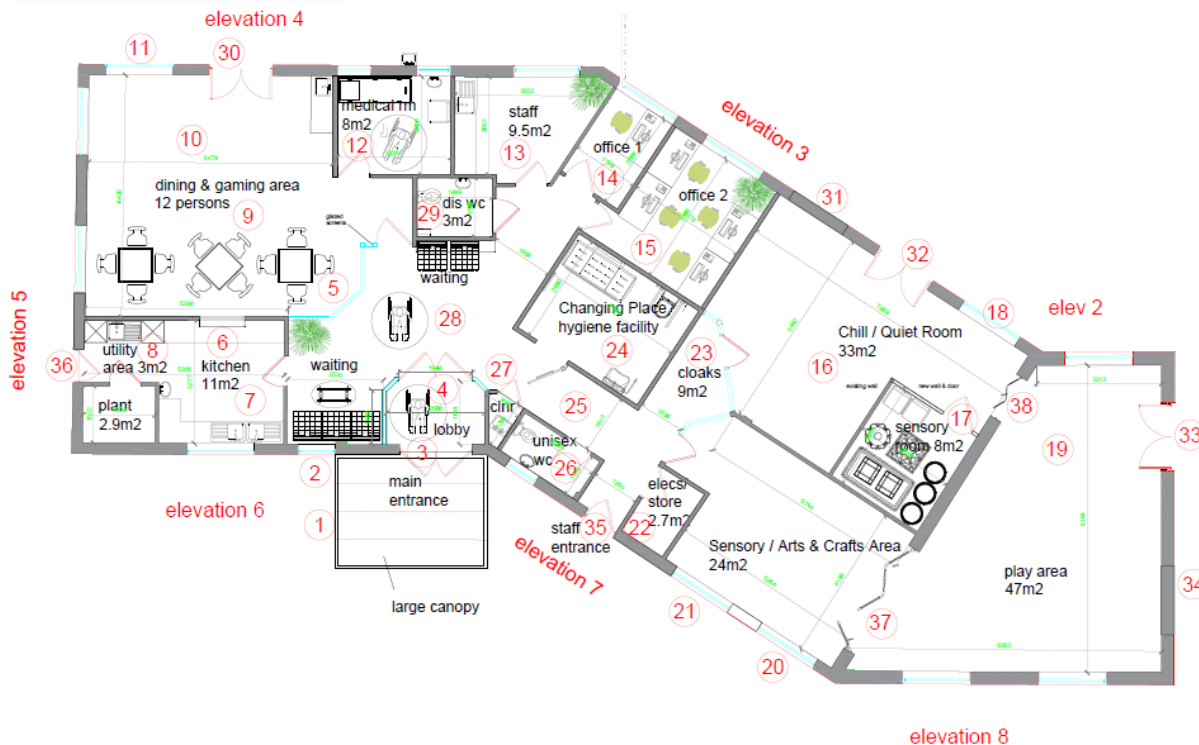
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The Proposal





### 03 The Proposal



**Note:** This drawing is based on topographical surveys by others. Refer also to separate topographical surveys by for more information where required.  
Refer also to Structural Engineer's Drawings.

**KEY:** Scope of Proposed Works

1. EXTERNAL CANOPY - Proprietary self supporting cantilevered steel canopy with polycarbonate clear roofing sheets
2. EXISTING ENTRANCE 1 - remove existing timber framed window and build up knee brick sill with matching brickwork, for new aluminium dig window unit
3. ENTRANCE DOORS - where existing masonry brick opening for new double aluminium dig doors fully automated with safety sensors, remove existing timber gate & support posts, modify roof as necessary to provide continuous overhang
4. ENTRANCE LOBBY - form new entrance lobby with full height dig aluminium glass screen, withdraw meeting, grid ceiling, automated dig aluminium double doors fully automated with safety sensors, decorations
5. INTERNAL GLAZED SCREENS - full height dig aluminium glazed screen separating reception
6. KITCHEN SERVING HATCH - form new serving hatch complete with min F1000 steel FFC automated roller shutter, to full safe close linked to the alarm
7. MAIN KITCHEN - form new commercial grade kitchen to client recommendations, including table bowl sink, separate sink, base and wall units, grid ceiling, new safety vinyl flooring sheet, decorations
8. UTILITY AREA - form new utility area within kitchen complete with washing machine, dryer and sink unit with base storage units, grid ceiling, new safety vinyl flooring sheet, decorations
9. DINING AREA - new grid ceiling, vinyl safety flooring sheet, decorations, suitable charging power points
10. WHEELCHAIR CHAIRING AREA - new grid ceiling, vinyl safety flooring, decorations, suitable charging power points
11. BAY WINDOW OPENING - mostly existing masonry brick window opening to accept new dig aluminium jpc standard window with operable
12. MEDICAL ROOM - new full height metal stud wall partitions, painted timber door, carpet flooring, grid ceiling, decorations
13. STAFF ROOM KITCHETTE - new wallbase units & sink, grid ceiling, carpet flooring, decorations
14. OFFICE 1 - new full height metal stud wall partitions, painted timber door with vision panel, carpet flooring, grid ceiling, decorations
15. OFFICE 2 - new full height metal stud wall partitions, painted timber door with vision panel, carpet flooring, grid ceiling, decorations
16. INDOOR PLAY AREA 1 - new vinyl safety flooring, grid ceiling, decorations
17. SENSORY ROOM - new full height metal stud wall partitions, painted timber door, carpet flooring, grid ceiling, decorations
18. BAY WINDOW OPENING - mostly existing masonry brick window opening to accept new dig aluminium jpc standard window with operable
19. INDOOR PLAY AREA 2 - new vinyl safety flooring, grid ceiling, decorations
20. BAY WINDOW OPENING - mostly existing masonry brick window opening to accept new dig aluminium jpc standard window with operable
21. BAY WINDOW OPENING - mostly existing masonry brick window opening to accept new dig aluminium jpc standard window with operable
22. ELECTROSTORE - new F1000 timber door, safety flooring, grid ceiling, decorations
23. CLOAKS - new safety flooring, full height glazed dig screens, grid ceiling, decorations
24. HYGIENE FACILITY - form new with full height metal stud walls, glassed partitioning on all walls, wheelchair facility to changing place standards, grid ceiling, decorations
25. CORRIDOR/CIRCULATION - grid ceiling, safety vinyl flooring, decorations
26. UNISEX WC - wheelchair disabled standard, ceiling grid, vinyl safety flooring, decorations
27. CLEANERS CPD - ballast cleaner's sink, shelving, grid ceiling, decorations
28. RECEPTION/WAITING AREA - grid ceiling, decorations, carpet flooring, seating
29. UNISEX DISABLED WC - wheelchair accessible fixtures & fittings, decorations, grid ceiling
30. EXTERNAL DOORS - new double aluminium dig doors
31. EXTERNAL DOORS - remove existing door & frame, brick up opening
32. EXTERNAL DOORS - new double aluminium dig doors
33. EXTERNAL DOORS - new double aluminium dig doors
34. EXTERNAL DOORS - remove existing door & frame, brick up opening
35. STAFF ENTRANCE / CANOPY - cut back & modify existing timber gate & support posts to align with existing overhang
36. EXTERNAL DOORS - new single solid core metal framed security door
37. INTERNAL DOORS - new composite fitting doors
38. INTERNAL DOORS - new composite fitting doors

**NOTE:** All existing & new doors to have suitable finger guard protection  
 - Door 12, 22 and 27 need lock with key  
 - Doors 7, 13, 14, 15 and 17 need to be key  
 - Door 36 will be a push bar fire exit, kitchen door will be a fire entry door

The proposed designs maximises the internal and external space, providing a range of separate but linked play and activity spaces, alongside essential facilities. The design has been developed with the current and future needs of disabled children and young people in mind, offering a versatile and flexible indoor and outdoor space.

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## The Proposal

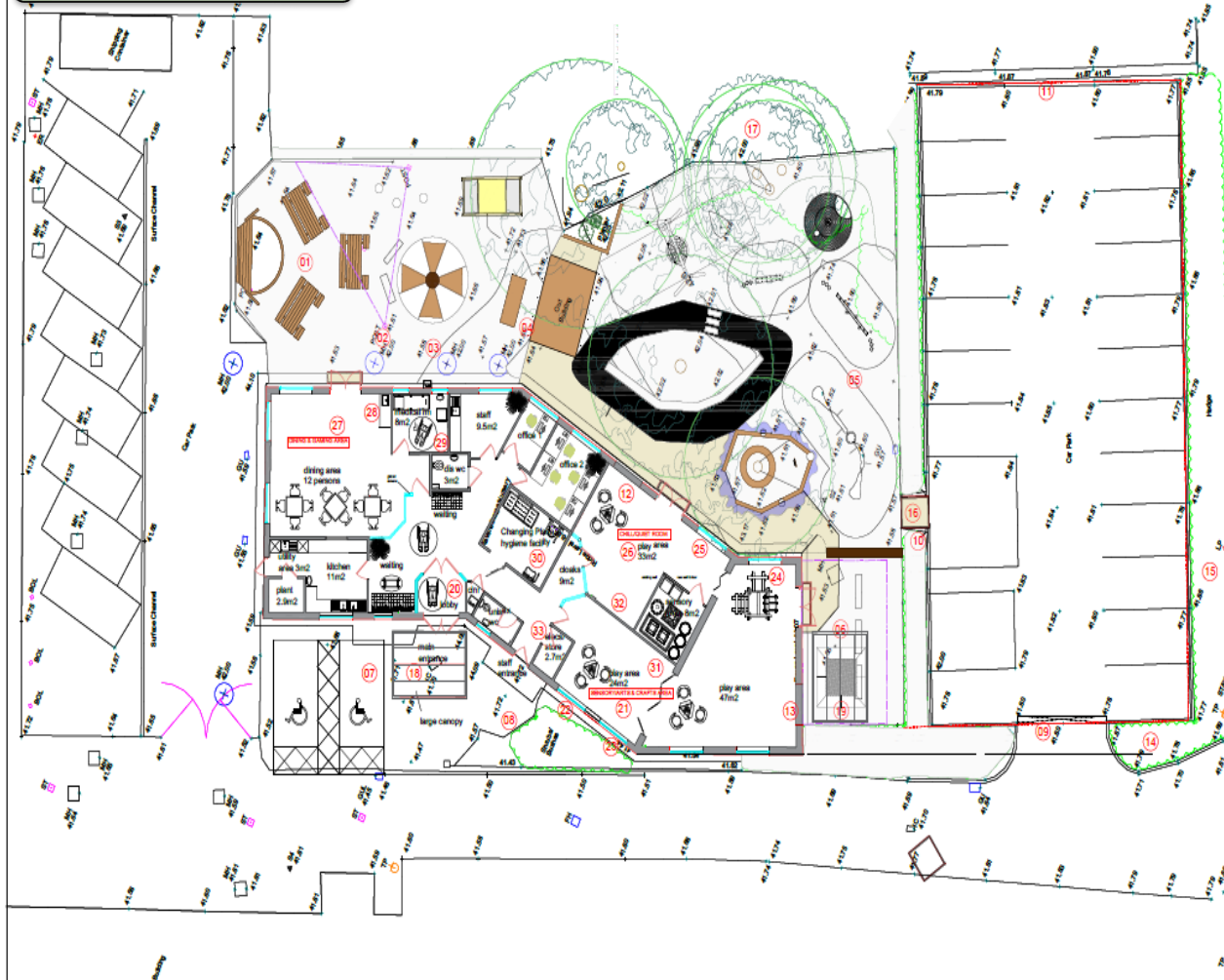
Ravensthorpe Nursery,  
Netherfield Rd, Ravensthorpe,  
Dewsbury WF13 3JY

Proposed YPAT

Proposed Floor Plan  
Dimensioned Scope of Works

Rev	May 2021	Feasibility
Project Ref	CY330544F	
Discipline	C	T-50
Author		AY

### 03 The Proposal



**Note:** This drawing is based on topographical surveys by others. Refer also to separate topographical surveys by for more information where required.

Refer also to Structural Engineer's drawings.

#### KEY: BASIC OUTLINE SCOPE OF PROPOSED WORKS

1. **HARD/PAVED EXTERNAL EATING AREA** - take up existing floor finishes, excavate as required for new paving e.g. Saxon buff 600x600x30mm (approx 60m<sup>2</sup>)
2. **AWNING / BLIND** - open drain automatic electrical well mounted blind/awning over part external eating area for shade.
3. **SAND PIT PLAY** - take up existing sand play pit, timber bench seating etc, clear for new proposed outdoor play area to client specification. (to follow)
4. **SHED/STORE** - new roller shutter door to side of existing shed/age & refurbish as necessary for equipment store. Fully render all sides to allow possible use for mural / art work. Abolish survey to cover roofing sheets for ACM.
5. **RUBBER CRUMB PLAY AREA** - take out all redundant / obsolete furniture/equipment and prepare ground for new outdoor play space to client specification. (to follow)
6. **OUTDOOR SENSORY GARDEN** - re-level and clean existing paving, clear all planters/furniture, redundant fixtures and fittings, fence / posts etc. Prepare for new outdoor sensory play space to client/Landscape Architect specification (to be confirmed).
7. **DISABLED / ACCESS PARKING AREA** - clear existing vegetation, take up existing paving, excavate for new tarmac/asphalt parking areas.
8. **FRONT PAVING AREA** - remove existing paving, overgrown vegetation, redundant fixtures and fittings, retain / renew right hand side fence / posts etc.
9. **BARBICUE CONTROL** - automated electrically operated fold / dig controlled coded entry handle to designated nursery parking area.
10. **PERIMETER FENCE** - remove existing perimeter spiked top security metal fence and gate, replace with new 2.4m high spc stripe mesh paladin style metal fence as spc 30x30 steel box section fence posts. (approx 20m length)
11. **METAL RAILING FENCE** - reuse existing fence around Nursery Car Park Area for security & prevent unauthorised parking from adjacent Health Centre car parking area.
12. **DOUBLE DOOR OPENING REAR** - fully brick up existing double door opening and allow plaster finish internally, tinting colour match/render finish externally. tender to allow possible use for mural / art work.
13. **DOUBLE DOOR OPENING GABLE END** - fully brick up existing double door opening and allow plaster finish internally, tinting colour match/render finish externally. tender to allow possible use for mural / art work.
14. **SIGNAGE** - remove existing Overwood Centre signage & replace with new signage (frame to be confirmed by client)
15. **THORNY HEDGE** - retain thorny hedge around car park & trim back
16. **METAL SIDE GATE** - retain existing gate from the car park to the outdoor play area to remain with new internal double system to the fire specification
17. **EXISTING MATURE TREES** - Trees to be checked they are safe and do not need trimming before the work is completed
18. **NEW ENTRANCE CANOPY** - Property based walled polycarbonate sheet outdoor canopy offset to entrance due to building design.
19. **OUTDOOR TRAMPOLINE CANOPY** - new suitably sized outdoor canopy to Landscape Architect specification min 3.5m high
20. **ENTRANCE COBBY DOOR ENTRY SYSTEM** - new double door entrance to be kept secure to the fire specification in conjunction with the fire safety team
21. **SENICRY / BAYS & CHAITS AREA** - Only one standard size sink needed, remove the two children's sinks. The sink will be fitted with built in full height storage the length of that internal wall.
22. **PLAY AREA 2x2x2 WINDOW** - Both large windows will have two flush glass panels, with only one window being able to open (with restrictions on)
23. **PLAY AREA 2xM2 WINDOW** - Both large windows will have two flush glass panels, with only one window being able to open (with restrictions on)
24. **PLAY AREA 4xM2 WINDOW** - Both large windows will have two flush glass panels, with only one window being able to open (with restrictions on)
25. **PLAY AREA 4xM2 WINDOW** - Both large windows will have two flush glass panels, with only one window being able to open (with restrictions on)
26. **CHILL/QUIET ROOM** - only one sink needed with full height storage the length of the sink wall
27. **GAMING AREA** - dining area will also be used as a gaming area, wheel chair charging area to be removed.
28. **DINING/GAMING AREA** - Sink will be needed in the dining/gaming area
29. **MEDICAL ROOM** - Sink & wall fixed lockable cupboard for medical storage.
30. **CHANGING & LAUNDRY FACILITY** - floor will need electrics in the changing/laundry facility and the sensory room so tracking can be fixed. Tracking type to be confirmed by client.
31. **SENICRY / BAYS & CHAITS AREA SINKS & STORAGE** - remove childrens small wash hand basins, retain standard sink, provide wall-fixed built storage to remaining wall space.
32. **CHILL/QUIET ROOM SINKS & STORAGE** - remove childrens small wash hand basins and standard sink, provide wall-fixed built storage to remaining wall.
33. **ELECTRIC CUPBOARD** - new lockable secure door & frame to be provided.

**03 The Proposal**



03

The Proposal

Rev: C Client approved minor works 03/05/2021

**Kirklees**  
COUNCIL  
Creating a Better  
Community for All

Ravensthorpe Nursery,  
Netherfield Rd, Ravensthorpe,  
Dewsbury WF13 3JY

Proposed YPAT

Elevations Proposed

Rev:	May 2021	Rev:	
Project:	CY330544F	Phase:	Feasibility
Sheet:	11	Scale:	C 1:50

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04 Cost & Timescale

The feasibility estimate for delivering the above proposal is £949,000k (this excludes any remedial works required following completion of the condition survey.) Please see separate feasibility estimate which provides a breakdown of costs and exclusions. Currently there is £5 million allocated in principle for disabled children services in 2019. It is highly likely the current in principle capital funding will not be sufficient to cover the new YPAT facility costs together with the proposed Elm Grove and Orchard View reprovision. However the proposed plans/costs have not been agreed and may change. Below is the initial estimated delivery timescale.

Project Stage / Milestone	Start Date	Finish Date	Duration
Approval of the business case by Children’s Service capital board and Children’s Service Senior Leadership Team.	10/12/2021	31/12/2021	3 weeks
Approval of the consultation plan	10/12/2021	31/12/2021	3 weeks
Implement the consultation plan	10/01/2022	30/03/2022	12 weeks
Cabinet approval period (of funding allocation)	10/01/2022	15/04/2022	14 weeks
Planning Period (assuming approval is needed)	TBC		
Kirklees Stage 4 – Tendering	TBC		
Construction Period (on site)	TBC		
Handover - Preparation for opening	TBC		
Official opening ceremony	TBC		

04

Cost & Timescale

## 05 Summary

The Young Peoples Activity Team design proposal will create a significantly improved short breaks service offer facility, providing a fun and exciting place to visit and represents a transformation in the facilities currently used by disabled children and young people.

There is potential for the new facility to be used more often, on a more flexible basis and to further develop the range of support the YPAT short breaks team could offer;

- expand the day time support to NEET children and young people, if appropriate
- develop outreach family support and community enablement offer for disabled children from 14 years of age, as they begin to prepare for adulthood and learn to become more independent
- enable parent and carer coming together meetings, for a coffee, chat, exchange ideas and mutual support
- use the facility for one off events, sleep clinics, parenting strategies, the delivering of SEN family links courses
- Test the potential application of assistive technologies to support and enhance the lives of disabled children and young people

The above proposal together with the future reprovision of Orchard View will provide a significantly improved and more flexible in-house short breaks offer, capable of meeting the current and future needs of the growing range of disabled children's needs, including the most disabled children and young people in Kirklees. The proposed new Young People Activity Team building will set a new quality standard in short breaks provision across Kirklees.

## 06 Appendix 1

**Benefits of outdoor play and equipment**

All children need the opportunity to have access to outdoor play and appropriate facilities to develop their skills. This is a requirement by Ofsted for services working with children and young people. By providing a safe and secure environment in which children can engage in fun and challenging activities they are able to develop their self-esteem, confidence and independence. This is often an area which is difficult to access for children with disabilities, due to a combination of barriers such as inappropriate equipment or what is deemed as inappropriate behaviours.

We would like to provide an opportunity for all disabled children and young people who access the YPAT service to enjoy these activities. The following equipment will provide the opportunities for every child to have their own unique experience and be able to access apparatus and activities to help them flourish and develop to their full potential whilst having fun and providing respite for the families.

**Outdoor Teepee and den** will provide private, independent areas where children and young people can have the quiet time and space they require, alongside the feeling of safety and security away from the intrusion of adults (although adults will still have full supervision). These areas will provide safe spaces for children to explore and support them in managing their own feelings and emotions. Enabling them to identify when they feel that they are becoming upset or distressed and using the effects of nature or security of a familiar space to help them regulate or maintain their emotions.

In addition, these spaces will also support children and young people to recognise when they are happy, excited and positive, giving them the opportunities to spend time with others, playing games such as hide and seek, developing their own decision-making skills and developing their confidence in making their own choices and engaging with others.



Outdoor Tepee and den

06

Appendix 1



06 Appendix 1



Water fall & disabled picnic bench with sandpit



**Sand and water play** offers opportunities for fully inclusive play for children and young people of all abilities. It encourages children to play collaboratively in groups or alongside each other. These opportunities are fundamental for children and young people to develop social skills, such as sharing and turn taking which supports them to build and develop relationships with peers. Activities where children are encouraged to spend time together also builds up communication skills, whether this is through verbal or non-verbal methods and develops understanding of rules and instructions. Sand and water play enables young people to engage in tactile, sensory activities which in turn can offer a calming experience in a minimally restrictive natural environment. In addition to the social and communication development this type of play also supports gross and fine motor movements, encourages creativity and supports in the development of children’s imagination and understanding of cause and effect. Water wall/fountain will provide a calming, relaxing sensory experience to provide tactile exploring. It will also offer a safe space for children and young people to de-regulate and develop skills and strategies to prevent and manage crisis behaviours. Using a large water wall as a divider in the garden will also provide a more visually stimulating piece of furniture which will offer opportunities for children and young people to share experiences, develop communication and encourage social interactions with each other.

## 06 Appendix 1



**Disabled swing** will provide sensory stimulation and vestibular input – the feeling of movement and motion throughout the body. This is especially beneficial for children and young people with limited movement and physical abilities as a basket swing offers the opportunity to sit or lie in the swing and get the sensations and freedom of movement they are unable to access from being in a chair. It will provide either a calming, relaxed sensation to reduce stress and anxiety in children and young people whilst also offering a stimulating experience for those who seek more sensory input. The swing will also give opportunities for children and young people to share spaces, work together and develop turn taking and waiting skills. All of which are essential to their social development and learn skills that others see as appropriate and acceptable behaviours when out in the community, ensuring that they become valued members of society.

06 Appendix 1



**Stage area** will encourage children and young people to develop their creativity and imagination, whilst also providing opportunities to socialise and engage in activities and events with both peers and staff. It will offer an inclusive space for all children to participate in group activities whatever their disability, for instance playing musical instruments and creating their own band or putting on a show. Research shows that engaging in activities outdoors helps relieve anxiety and stress and encourages children and young people to interact with each other. This stage will provide an ideal base for this by offering the space alongside props and resources to encourage parallel and interactive play opportunities. This in turn will encourage children and young people to build up their self-esteem and confidence in a variety of situations and provide them with the foundation and skills to establish appropriate relationships with others.

# 06

## Appendix 1



06 Appendix 1

**An inset trampoline** will enable the children and young people of all abilities the sensory stimulation they need to manage their sensory requirements. It will also provide an opportunity to offer rebound therapy sessions for our young people. Rebound therapy has been shown to promote movement and improve muscle tone and balance and benefits children and adults across a whole spectrum of disabilities and additional needs. It also helps to build up trust and develop relationships with others, whilst also improving children’s own confidence and self-esteem. Trampolines and rebound therapy have also been shown to help develop communication and concentration skills whilst also providing a safe activity for children and young people to deregulate and manage their emotions.

# 06

## Appendix 1

## 06 Appendix 1



**Climbing apparatus** can provide children and young people with opportunities to take and manage their own risks within a safe and supervised environment. It will provide support for them to recognise and identify their own feelings of safety and danger and develop problem solving skills and confidence to overcome challenges safely. This equipment will help with both fine and gross motor movements and help to develop coordination, balance and spatial awareness. In addition to the physical benefits the opportunity to climb and balance supports mental and cognitive development. It has been shown to help children with sensory needs, anxiety and to develop independence and confidence, whilst providing the chance to work alongside and with others to establish relationships and trust in each other.

## 06

## Appendix 1

06 Appendix 1

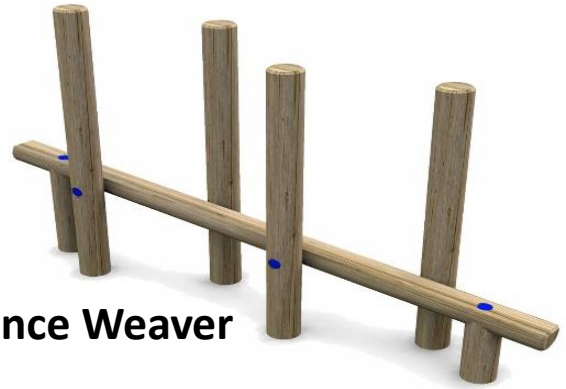


By providing such a rich inclusive outdoor environment all children and young people who access the YPAT service are offered opportunities to engage in play and activities which will enable them to flourish and develop skills in a safe and secure environment. The new outdoor activity space will provide both fun and challenge to encourage self-esteem, confidence and independence to disabled children and young people who have limited access to these facilities within community settings.

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Appendix 1

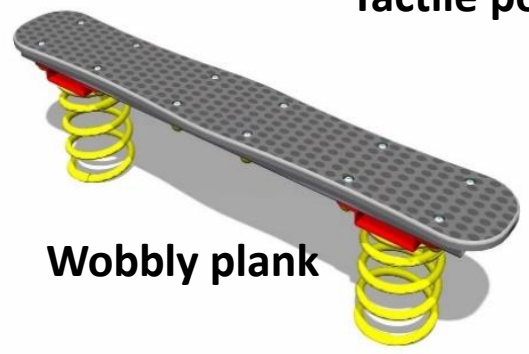
06 Appendix 1



**Balance Weaver**



**Tactile post**



**Wobbly plank**

**Track**

06

Appendix 1