

Fredrick Finlay Care Home

Thomas Owen House



October 2023

Planning Statement

410004-FCA-01-ZZ-RP-A-3801

The Project Team

Client – Thomas Owen Care Ltd.

Contractor- Ash Martin Construction

Architect - Farrell and Clark LLP



Building Services – Triangle Consulting Engineers



Structural Engineer – CCS Consulting Limited



Contents

01	Schedule of accommodation	Pg. 05
02	Affordable Housing Provision Statement	Pg. 07
03	Crime Prevention Statement	Pg. 09
04	Care Needs Assessment	Pg. 13
05	Statement of Community Involvement	Pg. 15
06	Public Open Space Plan	Pg. 17
07	Flood Risk	Pg. 19
08	Health Impact Assessment	Pg. 21
09	Odour Risk Assessment	Pg. 23
10	Heritage Statement	Pg. 25
11	Contacts	Pg. 27

01 Schedule of accommodation

Schedule of Accommodation

Quantum of Development

The current proposed development is for a new 40 Bed Care home building to provide residential facilities and 24-hour nursing provision and support assisted living across varying levels of care requirements.

The proposed accommodation also includes two independent living blocks with 12 self-contained single bedroom units, these are separate to, but still part of the main development.

Room sizes are already shown on all floor plans and more detailed schedules of accommodation are already shown on drawings:-

- 410004-FCA-01-00-DR-A-0720-A3-P01
- 410004-FCA-01-01-DR-A-0721-A3-P01
- 410004-FCA-01-02-DR-A-0722-A3-P01

Type	Rooms	Number	Area (m²)
Court's 01 & 02 (Independent Living Units)			
Bedroom	Bedroom	12	11
Bathroom	Bathroom	12	3
Living Room	Living Room	12	18
Circulation	Lobby	12	3
Kitchen	Kitchen	12	3
Storage	Stores	12	2
Typical Unit Area			40
Total Area			480

Type	Rooms	Number	Area (m²)
Centre Court Ground Floor			
Bedrooms	Bedroom 1-10	10	14
			142
Ensuite	Ensuite	10	4
			43
Circulation	Corridors	5	104
	Lift		3
	Stair 01		21
	Stair 02		37
	Stair 03		33
	Stair 04		15
			235
Kitchen	Kitchen		27
	Kitchen Store		9
	Rehab Kitchen		11
	Teapoint		5
			51
Services	Laundry Room		19
	Laundry Store		4
	Plant		14
	Riser		2
			39
Social Spaces	Lounge 01		19
	Lounge 02		19
	Lounge 03		24
	Smoking Room		25
	Social Space 01		60
	Social Space 02		89
			236
Staff	Lockers		10
	Management Suite		47
	Medical Room		29
	Meeting Room		10
	Nurses Office		19
	Office		38
	Reception		9
	Staff Room		28
			189
Storage	Stores		9
			9
WC's	Acc. WC		8
	Assisted		7
	Shower		3
	Staff WC		4
	WC		12
			35
Ground Floor Total area			978

Type	Rooms	Number	Area (m²)
Centre Court First Floor			
Bedrooms	Bedroom 11-40	30	14
			423
Ensuite	Ensuite	30	4
			131
Circulation	Corridors		169
	Lift		3
	Stair 02		38
	Stair 03		37
	Stair 04		15
			281
Services	Laundry		4
	Laundry Shoot		1
	Riser		2
			7
Staff	Office		9
	Training Room		54
			64
Storage	Stores	5	Various
			33
WC's	Assisted		21
			21
First Floor Total Area			959
Centre Court Second Floor			
Circulation	Corridors	2	22
	Lift		4
			26
Services	Riser		2
			2
Social Spaces	Cinema Room		77
	Gym		24
			101
Staff	Meeting Room		14
	Office		14
	Training Room		14
			42
Storage	Store	2	31
			31
WC's	WC	2	13
			13
Second Floor Total Area			214
Total Area			2151

02 Affordable Housing Provision Statement

Affordable Housing Provision

Affordable Housing Policy

The council seeks to secure 20% of dwellings on sites with 11 or more dwellings, for affordable housing. On-site provision (housing) is preferred, however where the council considers it appropriate, a financial contribution to be paid in lieu of on-site provision will be acceptable.

Consultation Response from KC Strategic Housing:

Housing provided in accordance with Use Class C2 (Residential Institutions), such as residential care homes and nursing homes, are exempt from contributing to affordable housing. This does not include age-restricted Use Class C3 (Dwellinghouses) uses which will be required to provide affordable housing in accordance with policy.

Therefore, no affordable units are required from this development.

The independent living units are also below the threshold to trigger an affordable housing allocation.

03 Crime Prevention Statement

Crime Prevention Statement Security Measures

Detailed Management Plan

Prior to completion of the scheme and occupation of the building the client will produce a detailed management plan for the safe housing of any vulnerable person at the property. This plan will include the following:-

- What supervision/care would be in place including the ratio of staff on duty and the numbers of vulnerable looked after people?
- The plan must also show the provision for night-time staff cover and supervision.
- The procedure for the reporting and finding of any absconding residents.
- Details of the use of all the building or just part of the building, with other parts being utilised for other purposes.
- What are the proposed timescales when works will commence, and residents will occupy the premises subject to Local Authority approval?

Boundary Treatments

The site is currently encircled by perimeter stone walls, some in need of repair, and banks of dense mature trees and self-seeded shrubs. These provide an existing natural barrier to boundary.

In addition to this there is a changing in level to the west and northern boundaries, with the site sitting higher than the surrounding pavements and accessway, sometimes by as much as 1500mm.

An additional 2.1m high paladin security fence is also proposed (as shown in blue on the Proposed Site Plan) with access-controlled gates (shown by the dots adjacent).

The carpark areas to the south and east sit outside the secure fencing line, but are to be well lit and will be overlooked and will be covered by CCTV.



Crime Prevention Statement Security Measures

Trees and Vegetation

As mentioned previously the natural dense build up of the existing, protected, tree banks around the perimeter of the site provides a very strong physical barrier to would be intruders, especially when combined with the level change present to the North and West boundaries.

In order to maximise natural surveillance across the site, the trees and hedges will be subject to a management scheme to maintain the heights and densities of the vegetation. Where possible and required trees will have their canopy raised to 2m from the ground and low growing bushes and vegetation will be maintained to 1m in height.

A defensible planting zone is also proposed around the perimeter of the main block, particularly below ground floor bedroom windows, as a tertiary line of defence.

External Lighting

All exterior lighting will comply with BS5489-2:2016 standard, and the landscaping, tree planting, CCTV and lighting schemes will not be in conflict with each other.

The recommended Overall Uniformity of light is expected to be at, or as close to, 0.4Uo and not fall below 0.25Uo.

The Colour Rendering of the lamps used will achieve a minimum of at least 60Ra (60%).

LED lighting will be installed to produce downward lighting, giving a uniform spread of light around the site avoiding any large areas of shade or shadow.

External lighting, such as low energy photoelectric cell or dusk until dawn lighting, will be provided above all access doors of the building. Fittings and wiring will be vandal resistant and located within inaccessible positions to deter any criminal attack.

Door Sets

As per Building Regulations (Approved Document Q), doors and windows will be to one of the following standards:

- The new PAS 24:2022 standard; or PAS 24:2016 until September 2024
- STS 201 Issue 7:2015; or
- LPS 1175 Issue 7.2:2014 Security Rating 2+; or
- LPS 1175 Issue 8:2018 Security Rating A3+; or
- STS 202 Issue 6:2015 Burglary Rating 2; or
- LPS 2081 Issue 1.1:2016 Security Rating B

All new doors to have the best possible door locks installed, especially the euro-profile cylinder lock types. Any doors that include a euro cylinder lock will be rated to standards; TS007 3 Star, STS 217 or Sold Secure Diamond Standards. Checks will be made with the door supplier to ensure that the PAS24 rating is not affected if locks are upgraded.

Secure Mail Delivery

Whilst the service users are unlikely to receive much correspondence through the post, secure delivery to the office/reception is to be carefully considered.

The avoid issues the independent living unit will not have letter plate apertures, and any post for Service Users will be directed to the main building. Here a secure external letter box meeting the requirements of the Door and Hardware Federation standard Technical Standard 009 (TS 009) or delivery 'through the wall' into a secure area will be proposed.

Windows

Window frames will be securely fixed to the building fabric in accordance with the manufacturer's instructions and specifications. All easily accessible windows will be certificated to one of the following standards:

- The new PAS 24:2022 standard; or PAS 24:2016 until September 2024
- STS 204 Issue 6:2016; or
- LPS 1175 Issue 7.2:2014 Security Rating 1; or
- LPS 1175 Issue 8:2018 Security Rating 1/A1; or
- STS 202 Issue 7:2016 Burglary Rating 1; or
- LPS 2081 Issue 1.1:2016 Security Rating A.

Ideally, laminated glazing should be installed and certificated to BS EN 356 1A rating, so that if there are any attempts of entry the glass will remain intact.

Motorcycle and Cycle Storage

Covered cycle storage is provided within the secure line, just off the upper car park. This is not only behind the security fencing, but overlooked by Bedrooms, lounges and the independent living units.

Ground anchors/cycle loops will be securely fixed to concrete foundation.

Bin Stores

The refuse bins are located within a separate, purpose made secure bin store off the upper car park. This is away from the building and fencing so as not to provide a climbing aid for offenders.

Crime Prevention Statement Security Measures

CCTV

External warning signs will be installed around the site stating that “*MONITORED*” CCTV recordings is present.

The CCTV system will have a recording capability, using a format that is acceptable to the local police. The recorded images will be of evidential quality to provide a full ‘body shot’ image of any suspect.

CCTV systems will be installed to BS EN 62676-4:2015 Video surveillance systems for use in security applications. The design of a CCTV system will be co-ordinated with the lighting system for the buildings and the external grounds, to ensure that the quality of the lighting is sufficient to support the CCTV.

Any remotely monitored detector activated CCTV systems would be installed in accordance with BS 8418: 2015 Installation and remote monitoring of detector operated CCTV systems - Code of practice.

Intruder Alarms

As a 24hr ‘manned’ facility there is always a physical presence on site. Staff work in shifts to provide around the clock care for service users.

Any intruder alarm will be installed to suitable standards, , to BS EN 50131 or PD6662 for wired alarm systems, or BS 6799 for wire free alarm system.

If intruder alarms are not initially installed, 13-amp spur points will allow for future installation of these.

04 Care Needs Assessment

Care Needs Assessment

A need for Care Accommodation

Client Assessment

The proposed care home is specifically designed to meet the needs of the specialist group of people for whom the client, Thomas Owen Care, care for. They currently operate 75 beds in Dewsbury (since 1989) and Leeds (since 2018), caring for adults who have experienced enduring long term mental health problems. The health issues have a range of diagnoses including brain injury, bipolar / affective disorders, schizophrenia and chronic anxiety and depression. All of the service users have had multiple and repeated long stays as inpatients in the NHS. They generally have not responded to medication, have experienced many difficulties, trauma, damaged childhoods, etc. and so need ongoing support and care to have a reasonable quality of life. The clients service users are not detained under the mental health act and are encouraged and supported to live as independent a life as is possible. The proposed development is a direct result of the very high demand for the services provided by the client, Thomas Own Care. Their facilities are always fully occupied and have waiting lists in excess of the number of beds being proposed.

The layout has been carefully designed and developed with the client Kevin Martin. Mr Martin is a qualified psychiatric nurse and social worker and has worked with this client group for over 40 years. The layout was designed as a continuation of the successfully 33 year operating care home Thomas Owen House.

Thomas Owen Care do not specifically provide care for people suffering from dementia. The layout and design of the buildings have been developed to be as far from institutional as possible. To be more closely associated with the design and feel of modern flats, rather than a care facility. The proposed Centre Court building is largely a repetition of their previous current facility in Leeds, that has operated successfully for the past five years.

Each member of staff carry a 5-7 case load over the working day. The social areas are deliberately clustered together as people naturally congregate in these areas. An especially important feature of the layout is the central kitchen/dining area. Here a bistro style food service operates from 8am to 8pm. Service users are able to decide when to eat and choose from an extensive menu. It is really important that SU's are able to exercise choice. The majority of SU's also choose to use the easily accessed outdoor patio area to have a coffee and smoke.

This is a proven effective layout that has operated very well for many years.

Local Care Need

As stated, we are offering a very much 'specialist support service' actually excluding dementia care which we consider to be in line with LP11.

The two proposed self-care blocks provide 12 single bedroom accommodation units for SU's who are in the same category of care as our main service. However, we have identified a substantial demand for this provision. Typically, the people who occupy the flats are less disabled and have a full or partial recovery from their illness, yet such is the propensity to relapse without support these facilities enable effective independent living whilst also receiving a monitoring and support service from staff based at the main home. There will be an ongoing rehabilitation service provided with the aim of achieving full independence.

Thomas Owen Care are in frequent contact with Kirklees Council's Adult Social Care as they are currently a major provider of mental health care in Kirklees.

Employment Opportunities

In addition to construction employment of up to 30 people over 18 month, the proposed development will employ around 70 FTE people. These include 10 qualified managerial staff, 40 support workers as well as domestic catering and maintenance staff.

05 Statement of Community Involvement

Statement of Community Involvement

Kirklees Council

Kirklees Cabinet adopted the Statement of Community Involvement (SCI) on 3 December 2019.

It sets out how we will work with local communities and stakeholders to develop planning policy documents (such as the Kirklees Local Plan, Area Action Plans, Neighbourhood Development Plans) and planning guidance (such as Supplementary Planning Documents). From 30 December 2020, the Environmental Assessment of Plans and Programmes (Coronavirus) (Amendment) Regulations 2020 (SI 2020/1531) permanently removed the requirement for the council to keep a copy of documents relating to a strategic environmental assessment of a plan or programme at its principal office for inspection. Such documents will still be made available online and hard copies provided on request where reasonably practicable.

Kirklees Local Plan

Working with many of the principles of the [Kirklees Local Plan, Strategy and Policies](#), Adopted 27 February 2019, the proposed development looks to re-use a long derelict site to create a much-needed facility within the area. The site, which has sat empty for over 40 years since it previously housed a local tennis club, holds negative connotations within the area, and currently has an unsavoury character and is often associated with anti-social behaviour and criminal activity.

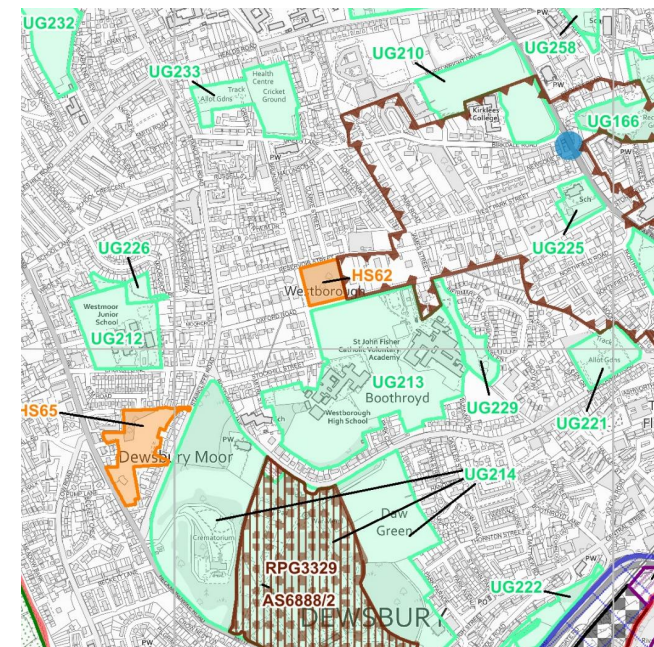
The proposed development of the site would revitalise this unused resource and bring additional employment and revenue into the area.

The client has liaised with the council, councillors and sought pre-application advice, all of which have been in support of the proposals. The NHS have also highlighted an under provision of this type of accommodation within the area.

Proposed Site Designation Residential

As highlighted on [Page 18 of the Design and Access Statement](#), in accordance with Kirklees Council's, Kirklees (East) Policies Map (2), adopted 27 February 2019, the proposed site is currently designated for residential use (Housing, HS), as shown on the adjacent extract. The site is HS62.

A residential Care home would be categorised as Class C2 under the Planning Use classes, Residential institutions. In response to the pre-application, Kirklees Council confirmed that the principle of a C2-use development on a residential site allocation would be acceptable in planning policy terms. As such, the principle of development for the proposal would likely be considered acceptable.



06 Public Open Space Identification Plan

Public Open Space: Identification plan

Inclusive, Secure Site Not Public Space

The nature and requirements of the proposed accommodation restricts the opportunities to provide additional accessible public open space. Whilst service users are not detained under the mental health act, they proposed development provides a safe, secure space where they are encouraged and supported to live independently.

The extensive landscape scheme works with the existing ecology of the site to provide a variety of different and inspiring outdoor facilities, including but not limited to; a Culinary Garden, lawn space, covered and uncovered external social space, wildflower and sensory gardens, wooded paths and small orchard.

The existing TPO's on existing perimeter tree bands already give the site a strong, protected, inward looking character.

The Kirklees Council Open Space Supplementary Planning Document, June 2021, highlight Dewsbury West as having acceptable existing open space provision in 3 of the 4 categories, with Amenity Greenspace (0.27) just below the benchmark target of 0.3.



07 Flood Risk

Flood Risk Summary: Oxford Road, Dewsbury

Surface water Low risk

Surface water flooding happens when rainwater cannot drain away through the normal drainage systems. Instead, it lies on or flows over the ground. Surface water flooding is sometimes known as flash flooding. It can:

- be difficult to predict as it depends on rainfall volume and location
- happen up hills and away from rivers and other bodies of water
- affect areas with harder surfaces, like concrete, more severely

The proposed site is in the 'Low Risk' category.

Rivers and the sea Very low risk

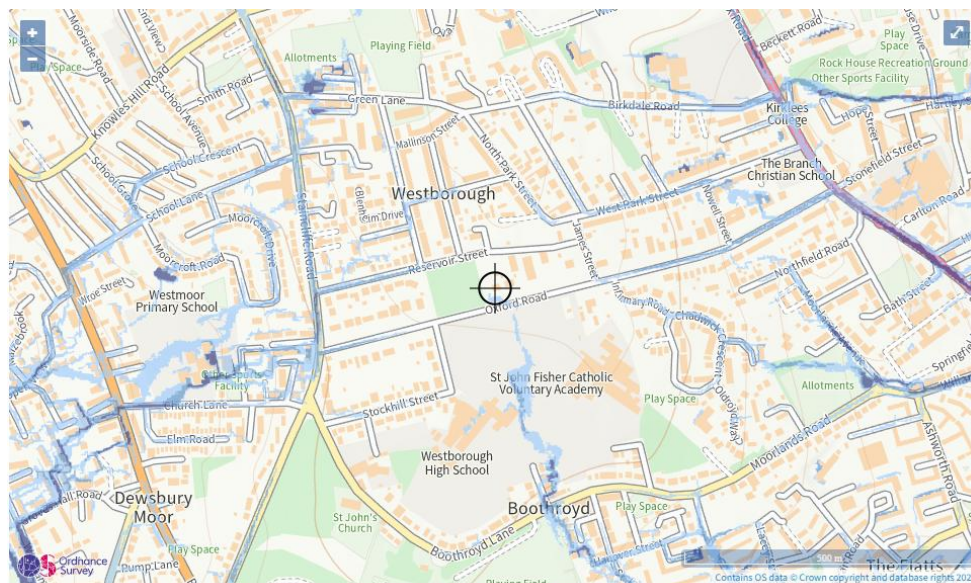
This flood risk summary is not property specific.

Very low risk means that this area has a chance of flooding of less than 0.1% each year.

This service takes into account any flood defences.

The Environment Agency is responsible for managing the flood risk from rivers and the sea.

The proposed site is in the 'Very Low Risk' category



Extent of flooding from surface water

High Medium Low Very low Location you selected



Extent of flooding from rivers or the sea

High Medium Low Very low Location you selected

08 Health Impact Assessment

Health Impact Assessment: Risks

Construction

Pollution

The construction will be undertaken by an experienced contractor, using traditional and modern clean building techniques. The intention of the client is to employ local contractors and sub-contractors as well as utilize locally sourced materials and equipment, minimizing pollution and embodied carbon.

Housing

Energy Efficiency

All the proposed buildings are to be constructed to above the current building regulation in terms of U-values and Air tightness.

Accident – Fall

All entrances/exits to have ‘*level access*’ thresholds. Opening windows are to have restrictors to prevent potential falls.

Accidents – Fire Safety

All buildings will be constructed to comply with and exceed the requirements of both the [Building Regulations](#) and the [Regulatory Reform \(Fire Safety\) Order](#).

Access to Sustainable Travel and Transport

Promote Cycling and Walking

The proposed site has excellent connections to promote cycling and walking as described in both the Design and Access statement and Transport Assessment.

Access to Public Transport Links

The proposed site has excellent connections to Public Transport links as described in both the Design and Access statement and Transport Assessment

Access to Open Green Space

Safe, Secure and Accessible Open and Green Space

As described on [Page 19](#), the proposal would provide the service users with fantastic access to a variety of external spaces to promote healthy living and encourage recovery.

Access to healthy Food

As described on [Page 14](#) a bistro style food service operates from 8am to 8pm providing service users with a wide variety of healthy foods from a prescribed menu.

Opportunities for local food growing

An integrated culinary garden with raised planter beds provides the service users opportunities to grow produce. This has been extremely popular and successful at the client's other properties.

Community Safety

Traffic management

As described in the Transport assessment.

Lighting

As described in the Crime Prevention Statement

Safe and inclusive environments

As described in the Crime Prevention Statement

Prevention of Crime and anti-social behavior

As described in the Crime Prevention Statement

Employment and Economy

Local Employment Opportunities

In addition to construction employment of up to 30 local people over 18 month, the proposed development will employ around 70 FTE Staff. These include 10 qualified managerial staff, 40 support workers as well as domestic catering, cleaning and maintenance staff.

Access of Travel Modes to places of work

Employees have access to multiple modes of travel and transport in order to get to work, including but not limited to public transport (good bus and rail connections), walking (from surrounding residential areas), cycling and car. All of this is described in greater detail in both the Design and Access Statement and Transport assessment.

Climate Change

Green Infrastructure

The proposed development has had significant involvement from both the Landscape Architect and Ecologist. They have been working in conjunction to ensure the proposal provides the best Biodiversity net gain, whilst working with the existing, protected, trees and species on site. This is shown and explained in greater detail in the submitted Landscape Plans and Ecologists information.

Low Carbon and Renewable Energy

As noted previously the proposal is to be well insulated and airtight, to well above requirements, to both reduce running costs and minimize its carbon footprint. A ‘*fabric first*’ approach minimized the need for additional ‘*bolt on*’ technologies. However, the buildings southern roofscape will also be utilized for photovoltaic arrays.

Flood Risk and Drainage

Being up the slopes of the Aire, information obtained from the Environment Agency highlights the site is at a very low risk of flood. It is categorized as being ‘*Low Risk*’ with regards to Surface water flooding and ‘*Very Low Risk*’ from flooding as a result of Rivers and the Sea.

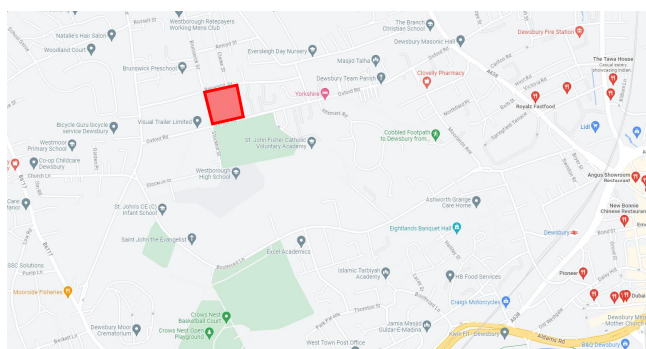
09 Odour Risk Assessment

Odour Risk Assessment: To and from the Development

Neighbouring Sources of Odour Residential Area

The proposed site sits within a residential area, and as such there are minimal sources of odour within the vicinity of the site that would likely cause nuisance or annoyance to the proposed service users.

There are a number of schools near to the site that will have kitchens. Other than these, the only other local service kitchens are limited to *'Moorside Fisheries'*, about half a mile southwest of the site, on Heckmondwike Road (B6117) and a number of restaurants and takeaway establishments to the east, on or around Halifax Road (A638), again over half a mile away from the proposed site.



Secluded nature of the Site

As previously described the existing, protected, tree banks that surround the site give the location a very secluded and protected feel. The dense tree and shrub build up of these provide the site with a great, natural barrier from the surroundings. The protected nature of these existing tree bands has also ensured that all the proposed new development within the site is located away from the existing boundaries. This separation is further enhanced to the North and West of the site by a change in level, whereby the site sits above the surrounding footpaths and open spaces by as much as 1.5m.

Sources of Odour from the Site Proposed Use

The proposed use of the development, as a care home, provides a very minimal risk of disruptive odour from the site. The day-to-day use of the buildings and the occupants is in keeping with the residential area with which it sits.

Kitchen Facilities

The kitchen and rehab kitchen are relatively domestic in scale and proposed use. The kitchen/dining areas provides a bistro style food service that operates from 8am to 8pm. It allows service users to decide when to eat and choose from an extensive menu. As such, not all meals are at the same time. Restrictions on available dining space and kitchen capacity would also limit simultaneous covers.

Both the rehab kitchen and the kitchens within the independent living units are designed to be domestic in scale, allowing residents to develop key skills to enable rehabilitation and reinsertion within society.

The Kitchen systems will be designed and installed to comply with [HVCA DW 172](#) (Kitchen ventilation systems), [HVAC DW 144](#) (Sheet metal ductwork) and [Part F](#) of the Building Regulations. Consideration will be given to noise and odour control with guidance given in the [DEFRA](#) document *"Guidance on the control of odour and noise from commercial kitchen extract systems"*

Waste

All the domestic waste from the facility will be collected and confined to the proposed new bin store to the East of the site. This is a new, locked and covered compound which will house a number of enclosed, large wheelie bins. Here rubbish will be separated into recyclable and non-recyclable waste. The bins will be routinely collected and emptied and the store itself will include drainage to allow for washing down.

Additional Sources of Fragrance Heavily Landscaped Site

As well as the existing natural barrier of the surrounding trees and shrubs the Landscape Architect has worked tirelessly with the Ecologist to enhance biodiversity of this previously derelict, overgrown and misused site.

Proposed new wildflower meadows, culinary gardens and orchids will provide not only visual stimulus to the residents but also an array of delightful fragrances and aromas.



10 Heritage Statement

Heritage Statement: Adjacent Conservation Area

Considerate Neighbours Conservation Area

Whilst not within, the proposed site sits on the edge of and adjacent to the *Northfields Conservation Area*, as shown by the blue shaded area on the adjacent extract. Careful consideration has been taken to ensure the development is in keeping with the special character of this area.

The strong, wooded, boundary of the eastern edge of the proposed site is to remain as it currently is, with only essential clearing, maintenance and monitoring undertaken.

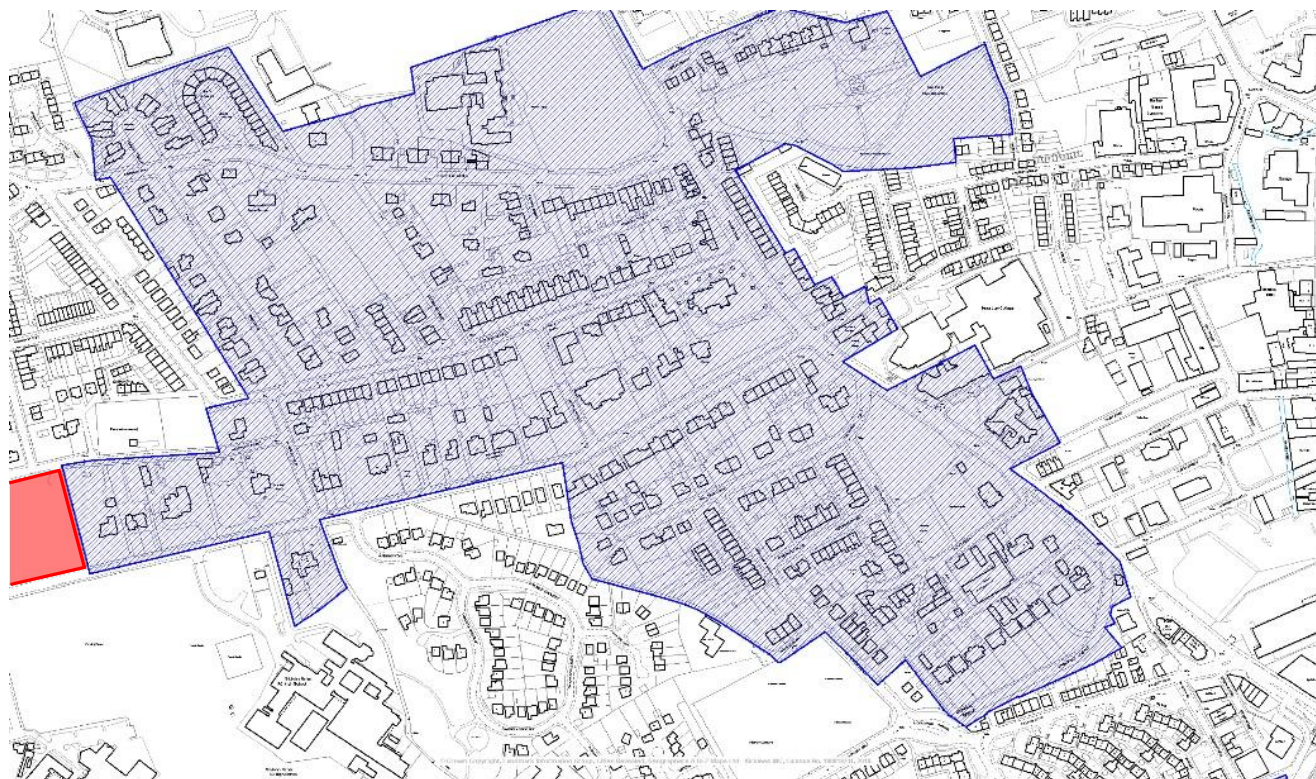
Materials and Character

Whilst the majority of the residences within the *Northfield Conservation Area* are traditional stone built large Victorian villa type properties, detached, semi-detached or terrace buildings, there are also various examples of traditional brick-built construction. These are seen on nearby Trafalgar and Park Road, as well as Alexandra and Victoria crescents. Although some of the later have subsequently been rendered.

These brick buildings often use local stone elements, in details, cills, heads, bands, etc. to reflect and sit with adjacent stone buildings. Park Road also houses modern examples of residences, which have used materials and styles from their neighbours to influence their design.

Outside of the conservation area, to the west and North (opposite side of the proposed site) the scale and proportions of development change. Buildings here are often single or two storey accommodation. However, these again tend to use local materials, stone, red brick, to relate to the local vernacular.

The site itself can serve as a transition space, between these two adjacent character areas.



11 Contacts

Client Team

Client	Thomas Owen House Kevin Martin kevin@thomasowenhouse.co.uk
Contractor	Ash Martin Construction Ash Goodes ash@ashmartinconstruction.co.uk

Design Team

Architect	Farrell & Clark LLP Nick Cooper – Partner Nick.cooper@farrellandclark.co.uk Arran Neale – Project Architect arran.neale@farrellandclark.co.uk
Building Services	Triangle Consulting Engineers Kevin Woodhouse kwoodhouse@triangleltd.com
Structural Engineer	CCS Consulting Limited James Boswell – Director james.boswell@ccs-consulting.co.uk
Landscape Architect	Margaret Twigg Dip LA CMLI margaret@margarettwigg.co.uk
Principle Designer	Farrell & Clark LLP Ed Griffin– Partner Ed.griffin@farrellandclark.co.uk

