

Fredrick Finlay Care Home

Thomas Owen House



July 2023

Design & Access Statement

410004-FCA-01-ZZ-RP-A-3800-A3-P01

Revisions

P01	16.01.2024	Materials amended to reflect comments received from Planning consultees.

Executive Summary

A home for better care.

This Design and Access Statement, prepared on behalf of Thomas Owen Care Ltd., is to accompany the full planning application and describes the development and proposals for a new 40 Bed Care Home building, independent living units and associated ancillary accommodation.

Thomas Owen Care Ltd. West Yorkshire, are specialists in nursing care homes providing high quality, continuing care for people who have long term mental health problems.

The continued success of the companies existing care facilities provides the experience and opportunity to create similar accommodation, expanding and improving and providing further assistance to those in need.

To this end, the proposed new development described in this application looks to provide improved, modern and sustainable accommodation and help maintain the high reputation and popularity of Thomas Owen Care Ltd.

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



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01 Introduction

Introduction

Introduction

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 includes all staff and ancillary accommodation within the development, including social spaces, lounges, catering facilities and more. The proposed accommodation also includes a number of independent living units separate, but still part of the main development.

Furthermore, the proposals include spacious and generous outdoor provisions and gardens, which in turn will accommodate all the necessary access, services and parking arrangements.

Design team

Architects & Principal Designers Farrell & Clark LLP

Third Floor, Brodrick's Building,
43 -51 Cookridge St, Leeds, West Yorkshire.
LS2 3AW

Building Service Consultants Triangle Consulting

Grimston Grange,
Tadcaster, North Yorkshire.
LS24 9BX

Structural and Civil engineers CCS Consulting Limited

East Parade Chambers
10-12 East Parade
Leeds
LS1 2BH

Current Stage

The project is currently at RIBA Design Stage 03 - *Spatial Co-ordination*. At this stage the outline proposals have been developed, incorporating architectural, structural and services principals in sufficient detail to allow preliminary cost, programme and procurement strategies to be agreed allowing the project to progress.

The purpose of Stage 3 is to spatially coordinate the design before the focus turns to preparing the detailed information required for manufacturing and constructing the building. The information at the end of this stage needs to be coordinated sufficiently to avoid all but the most minor of iterations at Stage 4 and to make sure that the planning application is based on the best possible information.

Final Stage 03 proposals will fix all construction, detail and material aspects of the building design as well as the anticipated costs and programme.

Consultation and Feedback

Pre-application Advice

A submission for pre-application advice was made in September 2022 and a follow up meeting with the Planning Officer Richard Riggs on 14th November 2022.

Formal response from the Planning Officer and responses from the following consultees were received on 28th February 2023.

Consultees

- KC Conservation & Design
- KC Crime Prevention
- KC Ecology
- KC Environmental Health
- KC Highways
- KC LLFA
- KC Policy
- KC Strategic Housing
- KC Trees
- KC Waste Strategy



Recommendations

Recommendations from the responses have been incorporated, where possible, or mitigation offered as part of this submission.

Further design and development has also been made to the site and units, where possible, with the proposals and recommendation incorporated.

Development

The principal change has been to the orientation and positioning of the building on site, along with the location and design of the independent living units.

Changes have been made to better respect and reflect neighbouring properties. Materials and some building elements have also been amended to sit better with the local vernacular.

02 The Brief

The Brief Client Aspirations

Project Objectives Client Aspirations

Thomas Owen Care Ltd. operate of a number of facilities across Yorkshire that provide specialist care for their residents. The proposed Fredrick Finlay scheme has been developed due to the need for a local facility which can cater to those with more complex personal care requirements rather than that a standard nursing home could provide. The design is based on our clients 40 years of experience as a psychiatric nurse and social worker and over 30 years operating a successful care home in Dewsbury - Thomas Owen House.

The organisation of spaces and facilities is a direct result of understanding what works both for the vulnerable residents and the staff caring for them.

The 0.8 hectare derelict site, former home to Cullingworth Tennis Courts has been vacant for many years and provides the perfect location for the proposed development.

Our client prides themselves on developing 'homes' for their residents not 'institutions'. The brief was aimed at the development looking akin to apartments, rather than an institution. Key emphasis has been placed on bright and open environments within the building that allowed for the presence of nursing staff but is not dominated by this.

The Residential and Nursing Home will provide care for people with complex mental health issues. The care is provided in association with Council's Social Services and local NHS hospitals. The client feels strongly that there is a shortage of this type of care in this part of Dewsbury. The home would also provide employment for around seventy staff, forty full time equivalent, including qualified nurses, care support workers and ancillary staff.

Traditional care home design can appear formal and institutionalised. Research has shown this can cause disorientation and other issues in those with a mental disability. This can be caused by many factors such as large scale and the use of design features associated with an institution.

With this in mind and understanding the strong residential typology of the area, the mass of the development has been kept as low as was possible, whilst still allowing for a reasonable amount of accommodation. The site is quite large, and could easily have been developed much further, however, the client was keen to keep the capacity at 40 rooms and keep the building size relatively low. This has also allowed for the maximisation of the outdoor space and the opportunity to open the building up to the green areas of the site. Early on in the project it was felt that a modern take on typical residential building styles would be an interesting way to develop this scheme and to help reduce the association with a 'care home' status.

John Sturrock Care Home, Leeds Existing Care Home Facility

Existing Precedence Existing Thomas Owen Care Home

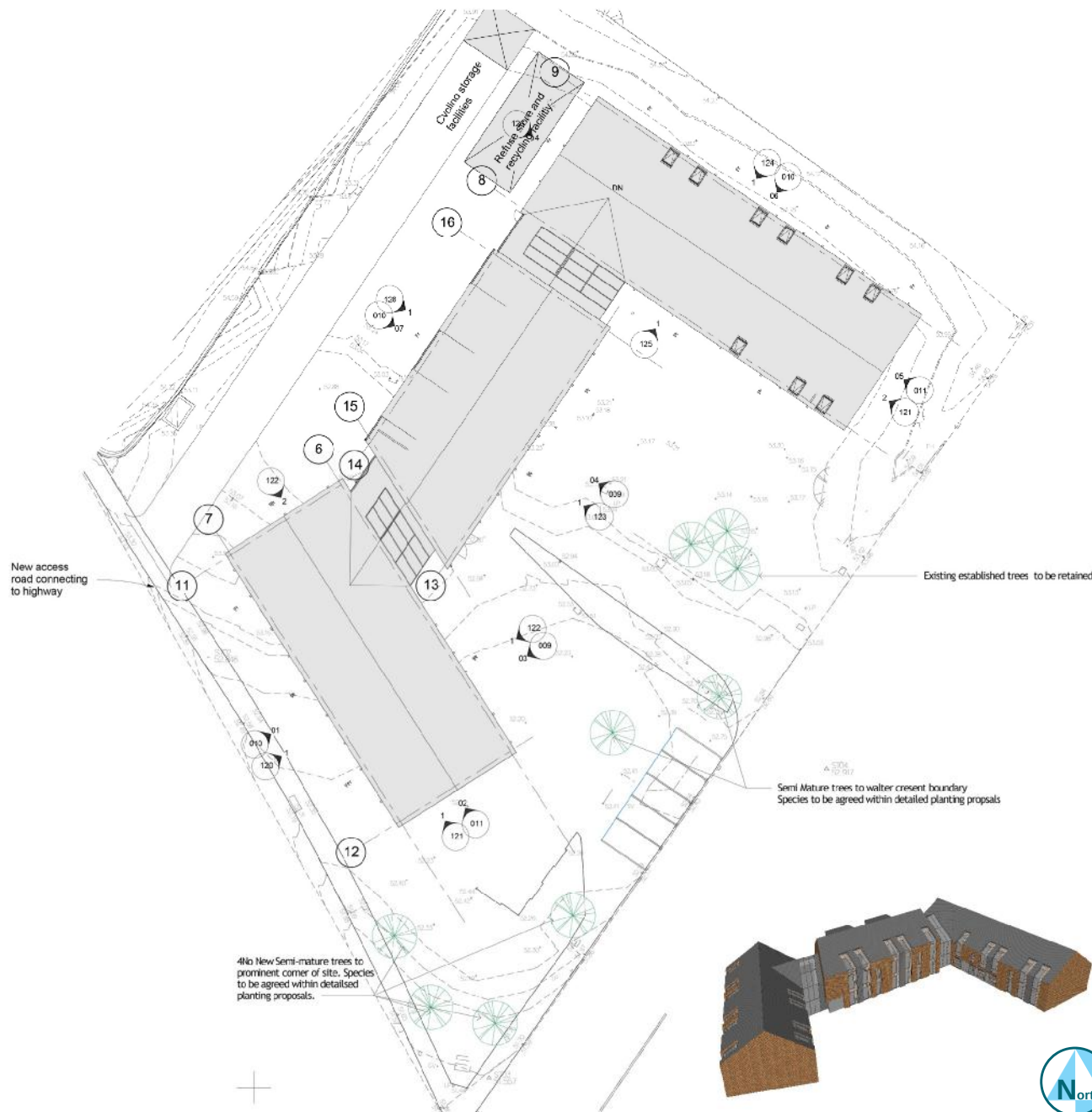
Current proposals are based on our clients last new existing care home John Sturrock.

The John Sturrock Care home provides a residential facility and a 24-hour nursing provision to enable assisted living to suit varying levels of care requirement. The development, in Leeds, West Yorkshire, sits comfortably within its predominantly residential surroundings.

Besides the living accommodation the facility provides important opportunities for social interaction, with large social spaces at ground floor and smaller areas provided amongst the residential areas. The primary social space opens up to a large external green space which is protected and partially enclosed by the building area.

While the building includes catering, laundry, hairdressing and medical facilities alongside staff training and meeting areas, the external space is intended to be as much a part of the day-to-day community of the home as the interior.

Landscaping proposals aim to provide a wide variety of features and spaces including a terrace, water feature, outdoor room and kitchen garden.



Sustainable Philosophy

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 made.

This approach champions a coordinated design development maximizing the passive response of the building to its local context. If incorporated wisely, this will result in maximizing 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' technologies are only to be considered once fabric and geometry have been thoroughly explored.

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

From this position, the client has then advised the team of their level of the commitment to the low carbon agenda.

The Easy Wins

There are a number of opportunities available for most buildings 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

Another of the design team's initial methods is a 'Fabric First' approach. 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 has been given to:-

- Solar Shading
- Overhanging Eaves
- Low winter sun
- Roof lights/Sun pipes
- Glazed atrium - stack effect.

Lighting

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

- Natural
- LEDs
- Low energy fittings
- Presence/detection control

Water Sustainability

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

- Water efficient appliances
- Grey water recycling
- Rainwater Capture

Alternative Technologies

As mentioned previously, other 'bolt on' technologies are always the last consideration. The following have been discussed, but most have been ruled out as inappropriate, unachievable or too expensive.

- Photovoltaic
- Solar Hot Water
- Wind turbines
- Fuel Cells
- Ground/air Source heat pumps
- Biomass

Detailed Brief

In consultation with the client, the team have developed a set of technical, physical and visual attributes that underpin the proposal.

Technical Attributes (in no order of importance)

- 40 No. Bedrooms with ensuite and shower facilities, 10 of which to be 24hr assisted care.
- Separate DDA WC and assisted bathroom facilities
- Reception, Office and waiting area adjacent to clear and accessible entrance lobby.
- Generous shared Social spaces and lounges.
- Catering standard Kitchen, store and servery facilities along with rehabilitation kitchen.
- Separate management suite as well as reasonable staff facility; including general offices, admin offices and associated stores and training areas.
- 'Hidden' staff presence and accommodation.
- Ancillary accommodation and Specialist rooms including but not limited to; Laundry, Medical Room, Assisted Bathrooms, Cinema Room and Gym.
- Spacious and various external spaces, enclosures, gardens and grounds.
- Sustainable and flexible design
- Staff and Visitor Car Parking and access for deliveries.
- 6-12 No. Independent Living flats, including living, kitchen, bathroom and bedroom facilities

Physical Attributes (in no order of importance)

- Maximise sun-path to provide maximum light into the building and green space.
- 'Green courtyard' at the heart of the development.
- Large windows in bedrooms to maximise sunlight into living spaces.
- Secure external boundary to the site.
- Separate, clearly defined entrances to enable subdivision and flexibility
- Alternative escapes routes and exits
- Maximise potential for natural lighting and ventilation
- Maximise southern roofscape for possible use of Photovoltaic and/or solar hot water panels
- Enclosed/hidden plant

Visual Attributes (in no order of importance)

- Visually integrated within its environment and context
- Local vernacular, 'of its place', in keeping with other neighbouring buildings.
- Modern and contemporary design, not deemed to '*look like a care home*'
- Low building mass
- Minimal and considered palette of materials

Brief

Schedule of Area

As well as their aspiration and requirements the client also provided a breakdown of areas for the minimum provision to be included across the building as follows:

Room	Area
Lounge/Dining	280m ²
Kitchen	20m ²
Kitchen Stores	15m ²
Nurses Office	15m ²
Reception and Reception Office	15m ²
Admin Office	10m ²
Management Office	20m ²
10 High Level Care Bedrooms (each)	18m ²
30 En-suite Bedrooms (each)	18m ²
Storage	40m ²
Boiler/Electrical Room	12m ²
Staff Room	15m ²
Assisted Bathroom/s	30m ²
WC's (Total)	24m ²
Clinical/Medical Room	12m ²
Laundry	20m ²
Review Meeting Room	12m ²
Hairdressing	8m ²

03 Context

Site Analysis: Site Location and Context

Proposed Site Location

Dewsbury

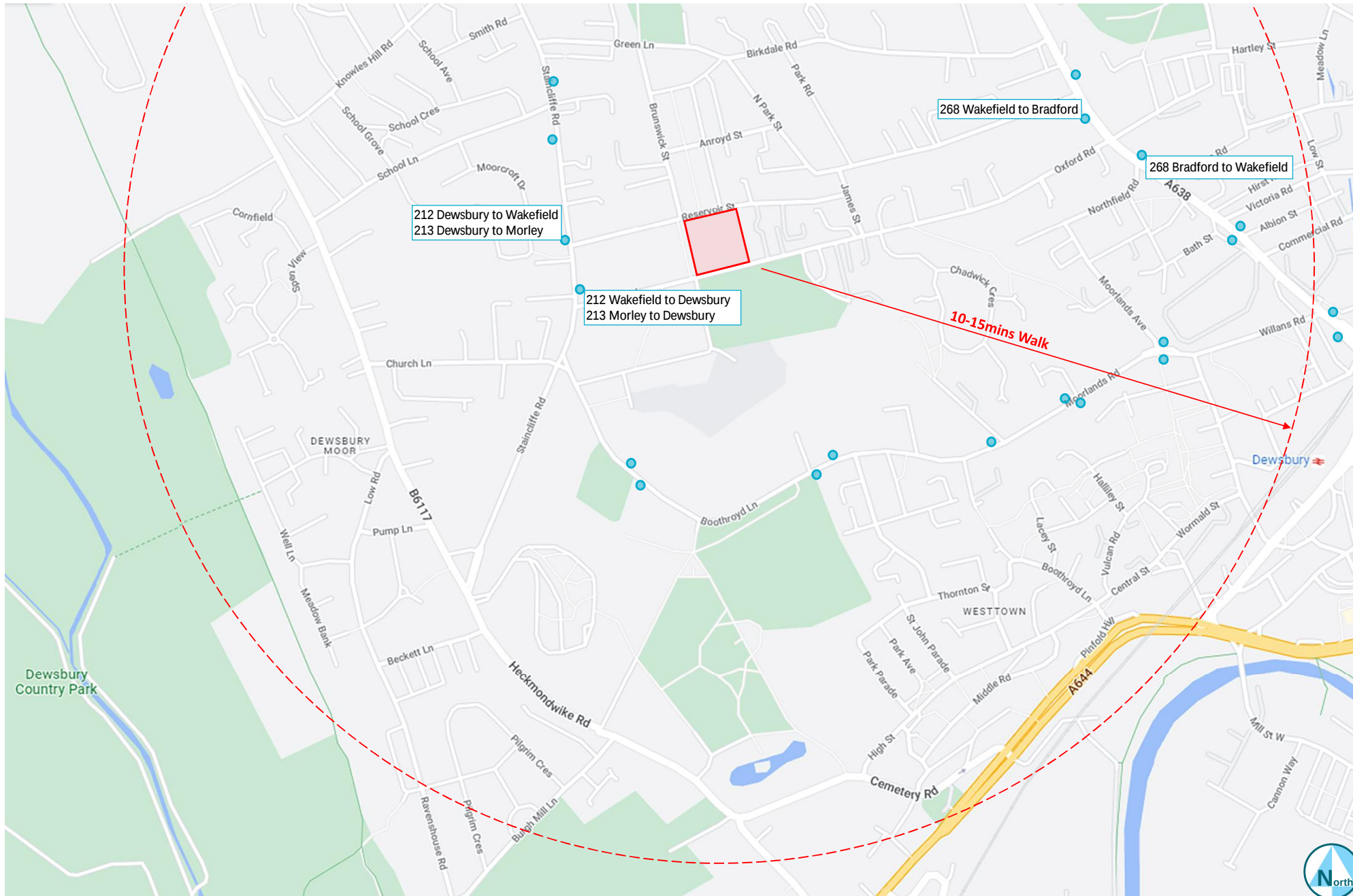
The proposed site is located in Dewsbury, West Yorkshire, between the areas of Moorend and West Town. The site is located approximately Northwest of the Town centre and approximately 10mins walk from the Station.

The currently derelict site is surrounded predominantly by residential accommodation to the North, East and West and Schools, Westborough High School and St. John Fisher Catholic Voluntary Academy, and their playing fields to the south.

The site sits on the hillside on the Northern bank of the Calder Valley, well above the flood risk zone. Due to the topography and open nature of the site, the width of Oxford road, the low levels of surrounding developments and the playing fields to the south the site will have good solar aspect throughout the year.

The site has good links to the road and rail networks and is in close proximity to the National Cycle Network and the nearby Spen Valley Greenway, National Route 66.





Site Analysis: Unitary Development Plan (UDP)

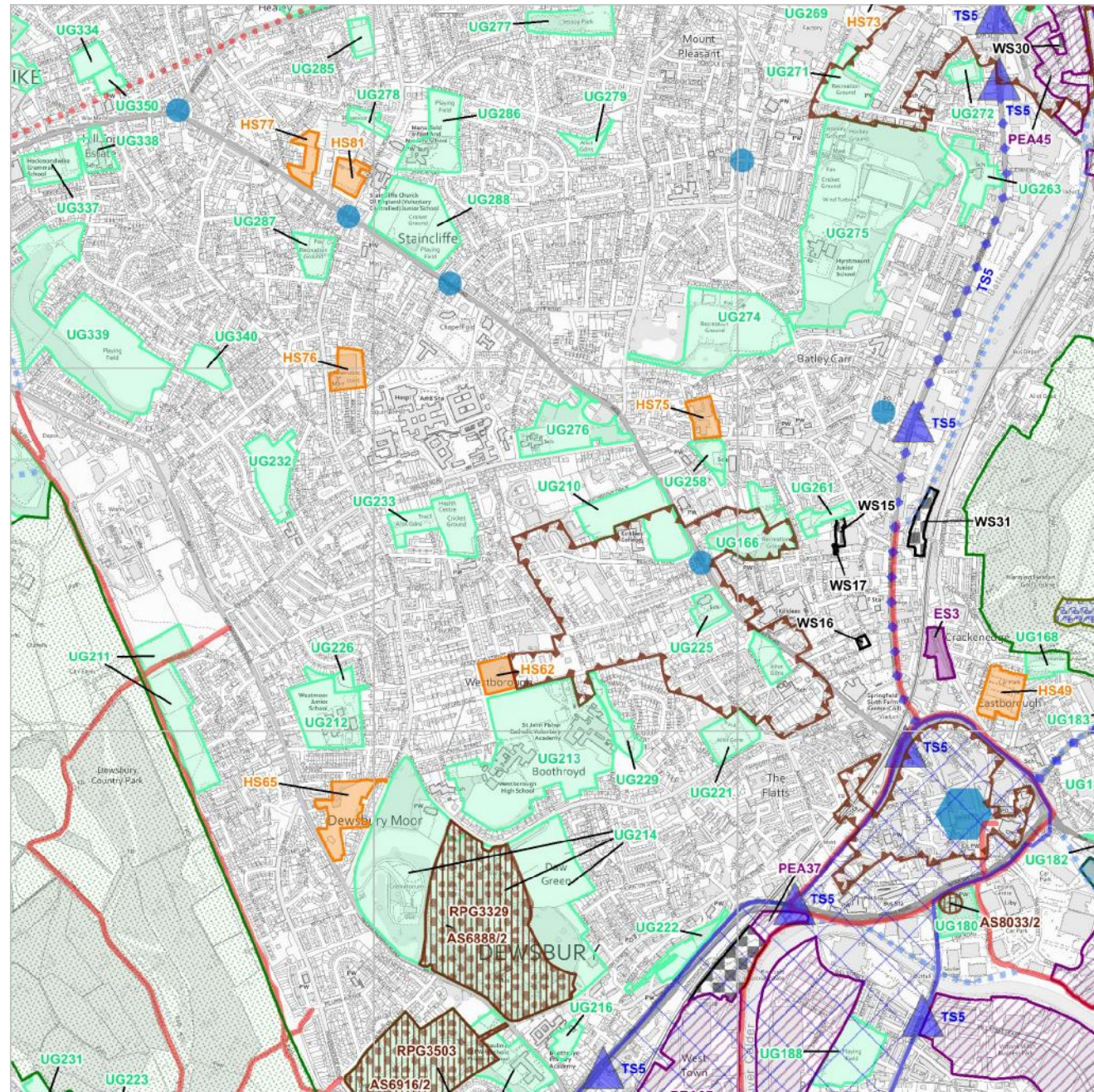
Proposed Site Designation

Residential

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.



Site Analysis: 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 Brown serrated line on the UPD Plan (previous page) and 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.

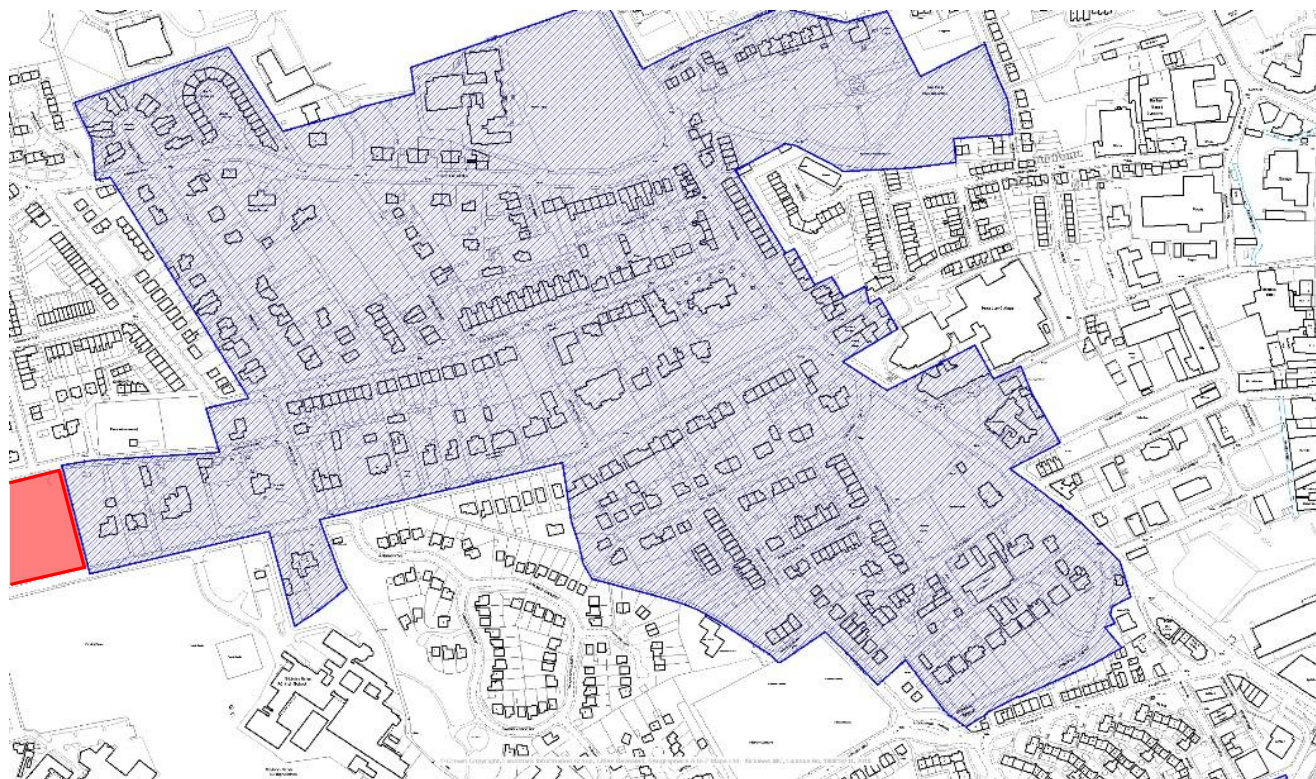
Materials and Character

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.



Site Analysis: Proposed Care Home

Proposed Development Site Oxford Road

The proposed site is located between Oxford Road (to the South) and Reservoir Street (to the North), in Dewsbury, West Yorkshire, and between the now pedestrianised section of Brunswick Street (to the West) and a Private residence (to the East).

The current derelict site and former location of Cullingworth tennis courts is encircled by perimeter stone walls, some in need of repair, and banks of trees and shrubs.

The centre of the site is predominantly clear, with the exception of a few trees where the site changes level (see later Topography page)





Site Analysis: Topography

Site/Surrounding Topography

A gradual slope

Oxford Road to the south of the site sits approximately 3m below Reservoir Street to the north, however because of the distance between the two roads this change in level isn't immediately obvious along the footpath (Brunswick Street) connecting them, to the left of the proposed site.

Across the proposed site this change in level is mainly taken out through a small bank that splits the site into two uneven plateaus (2 third upper level/1 third lower level).

The current proposal would be to generally retain the existing topography of the site, working with the existing levels and locating/positioning the proposed buildings to best work within these parameters.



Site Analysis: Trees

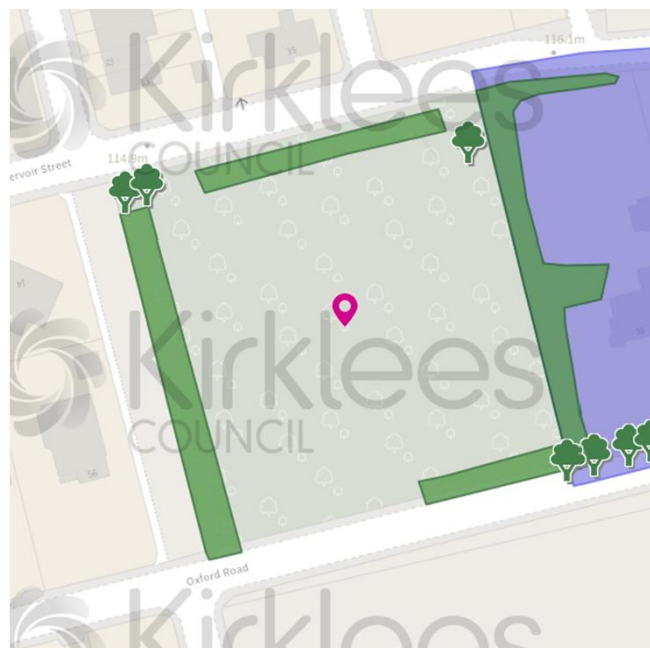
Arboricultural/Tree Survey Further investigation

To accompany this application an arboricultural/tree survey was undertaken/prepared by Brookes Ecology (included separately). This identified/categorised individual and groups of trees on site.

The Site is also subject to a number of Tree Preservation Orders (TPO's) as identified on the below plan. These include:-

- ID: 08/93/g1 – Tree band along Reservoirs Street
- ID: 08/93/t1, 2 & 3 – Individual Trees
- ID: 08/93/g2 – Tree band along Brunswick Snicket
- ID: 08/93/a1 – Tree band along Oxford Road

These trees are confined to the perimeter of the site and the proposed development will look to avoid these trees. Applications will be made prior to any works on these trees



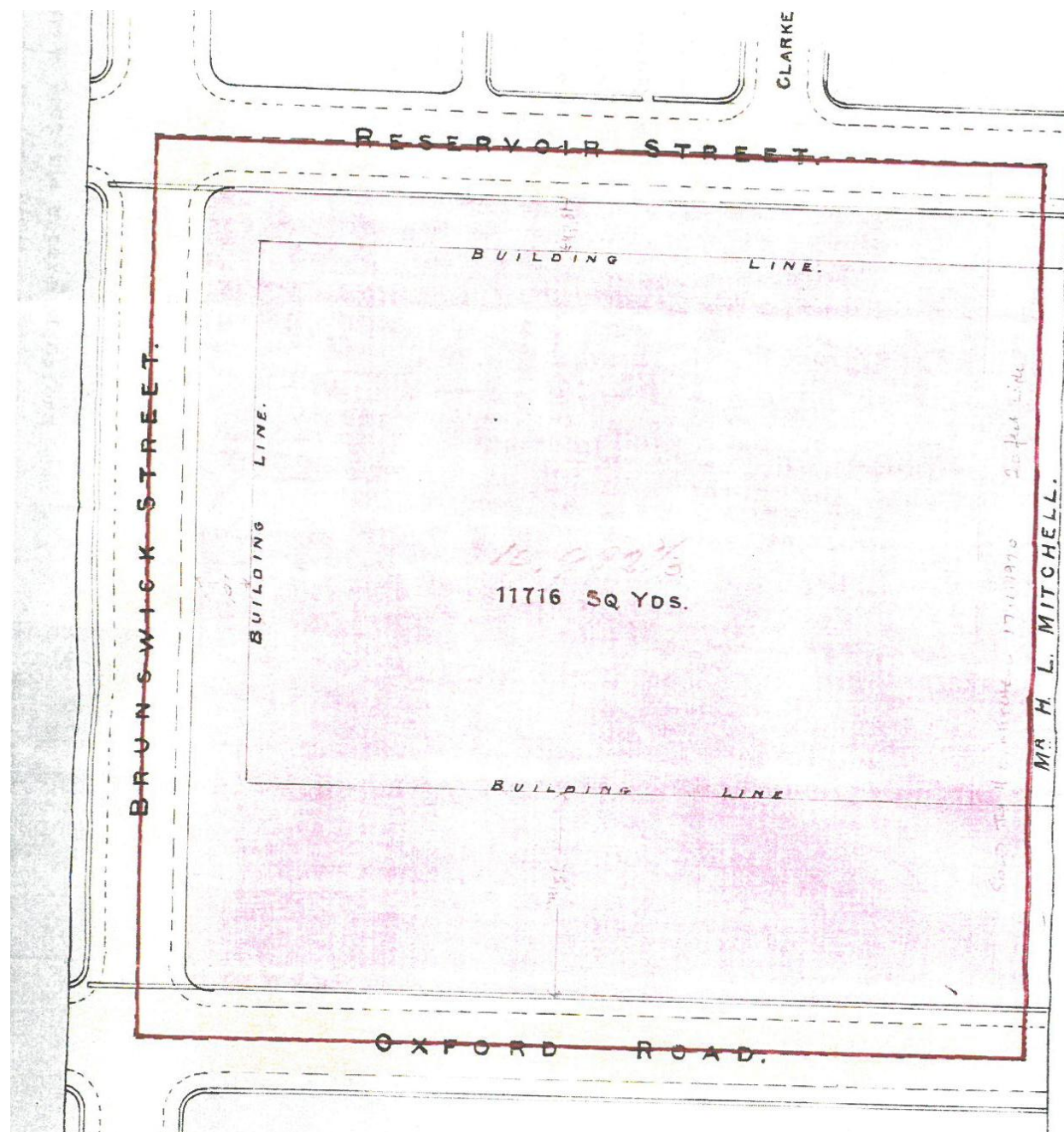
Site Analysis: Historic Covenants

List of Covenants

There are a number of historic covenants on the site which, if enforceable would significantly restrict development. Little information is currently known about the provenance of these covenants other than they are highly likely to have been sought prior to 1948 following the replacement of poor relief, as mentioned in the covenants.

Kirklees Council advised that restrictive covenants, such as these, are not material planning considerations and would hold no weight in the assessment of any forthcoming planning application.

- (a) No buildings to be erected between building lines on deed plan and Oxford Road and Reservoir Street (exceptions: boundary walls, verandas, porches, bay windows)
- (b) Land between building lines and Oxford Road and Reservoir Street to be laid out forever as a garden or pleasure ground.
- (c) Within three calendar months of completing building, erect and maintain boundary wall/fence on north and west sides or upon any part sold or utilised for such building and also a fence wall in front of and to separate same from Oxford Road footpath.
- (d) Garden side wall leading down to Oxford Road and Reservoir Street to be built of dressed stone in lime with stone copings to be tooled 7 inches (including copings) above the causeway.
- (e) Similar walls on the north side of Oxford Road and South side of Reservoir Street as co-extensive not more than 3 feet (including copings) above causeways with neat ornamental iron palisades not less than 3 feet high on top of the copings.
- (f) Every boundary wall built from either building line backwards shall be built of dressed stone in lime and (except fronting Brunswick Street) not less than 7 feet high (including copings) from finished ground surface.
- (g) Every dwellinghouse built to be poor-relief to GV of £25 per annum at least.
- (h) House out walls, boundary walls and other buildings to be of newly dressed stone in mortar.
- (i) No bricks for outside works. No bricks to be burnt/made on the land (except required for buildings erected on the land). No building to be erected unless plans/drawings/elevations previously approved by the Vendor's surveyors.
- (j) No noxious, offensive or unwholesome trade or business shall be carried on etc. No building shall be used as a hotel, tavern, pub, beerhouse, chapel, school, shop or warehouse or for any manufacturing purposes whatsoever or as a dyehouse or Chandler's chop.
- (k) Height of ground floor of every dwellinghouse to be settled by Vendor's surveyor before any building commenced.
- (l) No hoarding or advertisements to be erected on any part (unless "for sale" or "to let").



04 Design Development

Initial Development: Why reinvent the wheel?

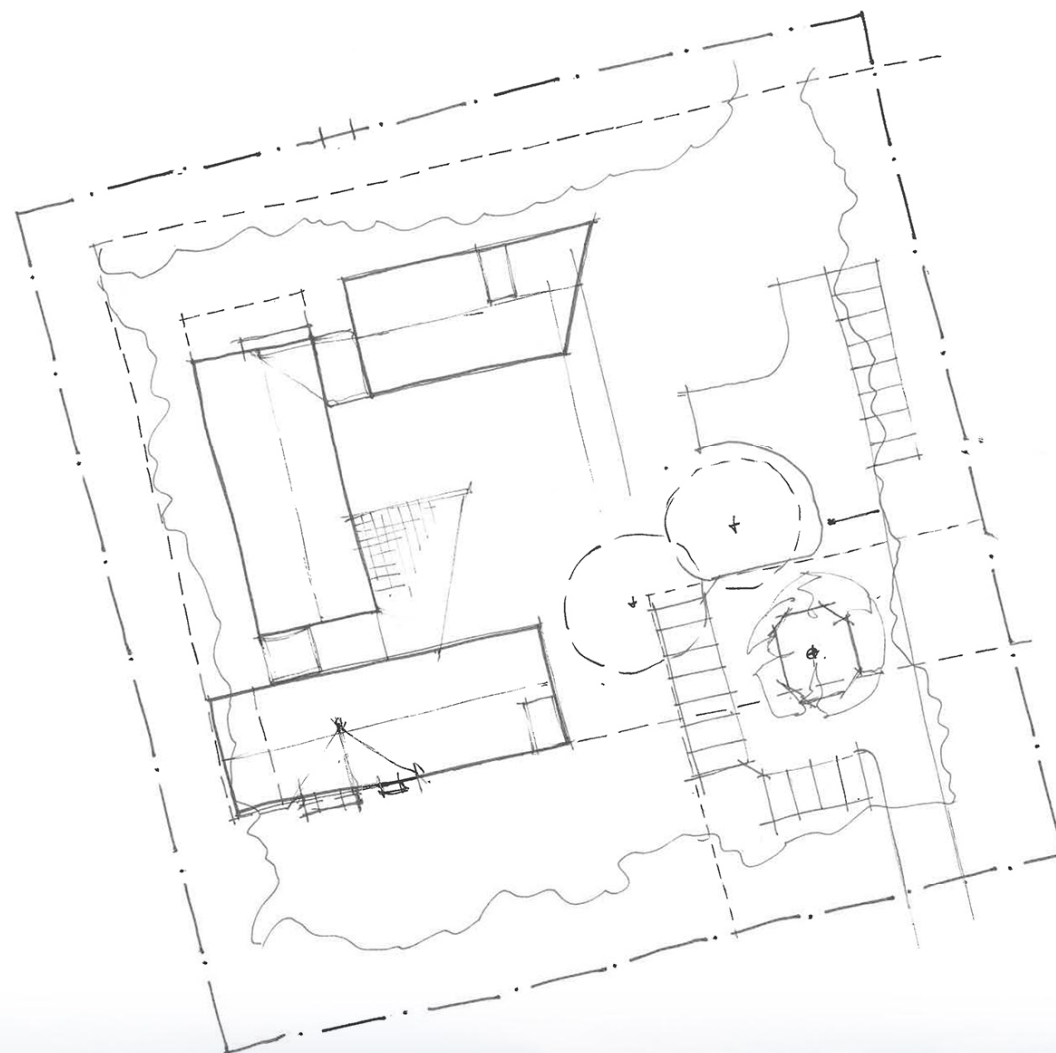
Reusing the Existing Model

John Sturrock recreated.

Following initial discussions, the client emphasised how well the previous development had fulfilled their brief and how they wished to recreate this on this site. Therefore, the initial development began with looking at ways of replicating the accommodation and layout of the John Sturrock Building on this site. Working within the existing site parameters and constraints, topography, building lines, covenants, etc. a number of options were proposed and developed.

Refining the Design

Whilst the client was keen to replicate the successful elements of the previous scheme, this was also an opportunity to refine and improve the design. Elements that were over complex or not as successful as hoped have been developed and adapted to improve upon the previous work and create the best possible development for the site. All elements of the earlier scheme have been reviewed and refined in the development of the current proposals.



Design Development: Something new

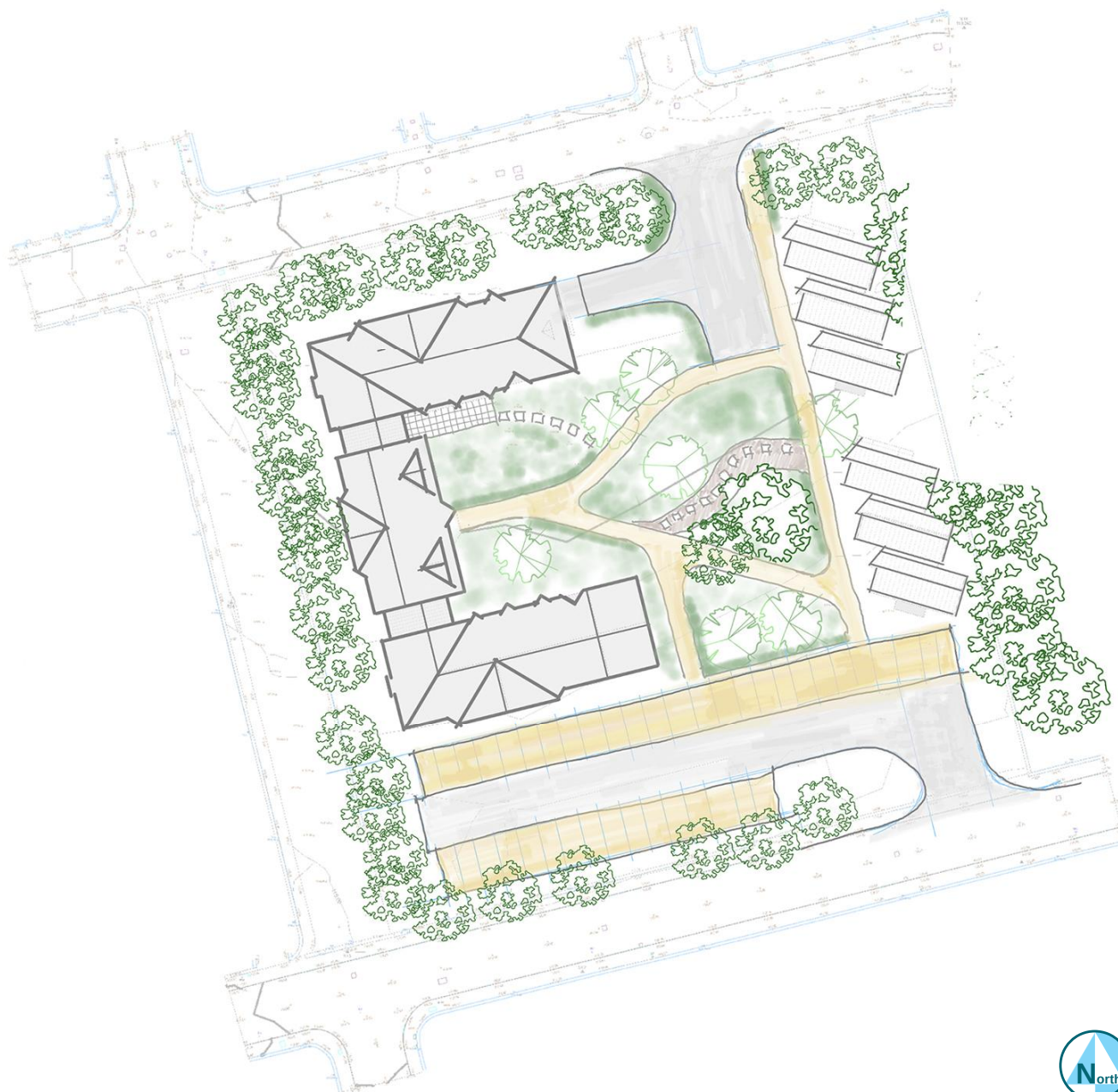
Independent Living Block A Complex of care.

In addition to the residential care building the client hopes to develop the care they can offer through the addition of a number of self-contained independent living units. These flats would provide all the living, kitchen and sleeping facilities required, but with the added benefit of on-site support.



Pre-Application Advice

Following comments and advice from the pre-application the scheme and layout has been developed further, as shown in the next section of the report.



05 Proposed Design

Proposed Design: A new arrangement

Pre-Application Advice Revised Site Layout

Following on from the pre-application advice the arrangement of the site has been reassessed and redeveloped.

To better protect the perimeter trees (covered by various TPO's) the buildings on the site have been squeezed in, towards the centre of the site.

The orientation of the buildings has also developed, with the main 'Centre Court' building now solely occupying the upper plateau. This has also been rotated so as the central courtyard area faces south, to make the most of natural sunlight and view across the Calder Valley.

The Independent living blocks of Court 01 and Court 02 have also been repositioned and aligned, and their configuration amended to be a unit of four and a block Unit of eight (rather than two sixes). These have been aligned to the Oxford Road Building line, with the main car park just in front.

The independent living Courts sit on the lower plateau of the site, off Oxford Road, with the natural change in level used to assist entry to the upper floor units. Also at this level is the sites main parking area. This consists of 37 new parking spaces for staff and visitors and includes a provision of accessible and electric charging bays. As part of the drainage strategy the parking bays will be formed in permeable paving.

A second small parking and service area is provided to the upper plateau, off Reservoir Street. This houses additional accessible and electric charging bays, as well as the bin store and a turning to allow refuse vehicles to access and leave site in a forward gear. This area also houses a covered cycle stand.



Proposed Design: Materials

As described earlier the proposed minimal pallet of materials has been chosen to be in keeping with the local vernacular and character, whilst reflecting the age and proposed use of the buildings on site. The design looks to be complimentary rather than pastiche, reflecting the materials, details and ideas of the neighbouring conservation area without being a poor copy.

The agreed materials are to be used across all the buildings on the site to provide a holistic/aligned development.

Roof

Interlocking concrete tile with a thin leading edge provide the appearance of natural slate and/or traditional clay tiles in a modern, reliable and sustainable building product. Red and Brown tiles are proposed to break up the scheme and define separate buildings, giving the site variety within a defined pallet and again mirroring the character of the surrounding area and neighbouring property.

Walls

The external walls are to be constructed of local split faced Yorkshire stone, up to a feature art-stone band, above which the construction changes to a complimentary coloured render. The height of the change is adjusted around the buildings to accentuate prominent features, such as the main entrance or gables, with the outward facing elevations of Oxford Road and Reservoir Street being predominantly stone.

Features

Stairs and other building features are emphasised by the use of a contrasting, modern material. Metal cladding panels provide vertical emphasis, in contrast to the horizontal feel of the rest of the building. These elements are also used to break up the longer elevations and building facades.

Windows

Windows/curtain wall to be (Anthracite) dark grey and include look-a-like panels, louvres and opening vents.



06 Landscape

Landscaping: Additional spaces of calm

Brief & Development

Designed with care.

A landscape architect has been appointed to develop the landscaping proposal for the site.

The spatial design of the garden area will take into account the need for safe, quiet and natural places to sit for the residents, requirement for a varied use and the existing trees and their Root Protection zones.

The client was keen to include many different features including:

- Outdoor patio/spill out area from the main indoor social space
- A reference to the sites previous use (tennis courts)
- Various seating areas along meandering paths through the garden
- Gazebo/Shelter
- Pergola walk
- Archways
- Shallow Water Feature
- Shrub beds to separate the various areas
- Culinary Garden with raised beds
- Shed/garden Workshop
- Greenhouse
- Small Orchard
- Nature/wildlife areas

It was also important to keep the garden as accessible as possible to all the users and so gradients have been kept as shallow as possible throughout the landscaping and paths kept level access.

The plan on the following page shows the proposal and references key features which are detailed in the later pages.

For further information, please refer to the full report and supporting documents in this application.



OUTLINE PLANTING SCHEDULE			
SPC. #	Common Name	SPECIFICATION	PLANT
PLANTING TO EXISTING PERIPHERAL AREAS & CAR PARK ENVIRONMENTS			
PROPOSED NATURE (EXISTING PLANT) - 100%			
1001	Native Olive Bush	1.5m high x 1.5m wide	Native Olive Bush
1002	Native Olive Bush	1.5m high x 1.5m wide	Native Olive Bush
1003	Native Olive Bush	1.5m high x 1.5m wide	Native Olive Bush
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GENERAL NOTES

- This drawing to be read in conjunction with:-
 - Final and Clark Architects Proposed Site Plan, Elevations and Sections
 - Brooks Ecological Preliminary Ecological Appraisal (10.01.23) and Biodiversity Net Gain Report September 2023.
 - Brooks Ecological Tree Survey (18.01.23) and Arboricultural Impact Assessment and associated tree protection plan - September 2023. For details of existing trees removed and retained, recommended tree works, tree protection including proposed temporary protective fencing and special construction measures within the EPA where specified.
 - CSC Surface Water Management Report, later edition once available.
- The proposals are based on information available at the time and may be subject to tweaks or updates of detail design stage eg relating to a proposed peripheral tree and scrub belt biodiversity enhancement management plan, and proposed tree locations and landscape elements may need minor tweaks to accommodate structures, M&E services etc.



NOTES RE PERIPHERAL EXISTING TREES AND SCRUB, AND POTENTIAL BIODIVERSITY ENHANCEMENTS

- Biodiversity Net Gain (BNG) is a requirement for all new developments to be protected and managed in accordance with the Biodiversity Net Gain Act 2023.
- The proposals are based on information available at the time and may be subject to tweaks or updates of detail design stage eg relating to a proposed peripheral tree and scrub belt biodiversity enhancement management plan, and proposed tree locations and landscape elements may need minor tweaks to accommodate structures, M&E services etc.
- The proposals are based on information available at the time and may be subject to tweaks or updates of detail design stage eg relating to a proposed peripheral tree and scrub belt biodiversity enhancement management plan, and proposed tree locations and landscape elements may need minor tweaks to accommodate structures, M&E services etc.

- To enhance the use of the existing scrub, some larger trees (multi-stem) and shrubs to be added intermediately eg Holly, Field Maple, Holly, Hawthorn, Guelder Rose (see Plant Schedule).
- A native woodland edge made of native grassland/wildflower mix to be introduced to the outer edges of the peripheral scrub to enhance biodiversity and create an ecological transition edge.
- Occasional weathered native woodland trees are also to be introduced (see plant schedule).
- To more open areas eg ramp zone and edges of car park a butterfly and bees wildflower meadow mix is to be introduced.
- Some existing native trees and shrubs to be retained as invertebrate habitats within the peripheral tree scrub zone.
- Tree mounds, B&B and B&B boxes will also be introduced in peripheral tree scrub areas.
- Highway edge - comprising 150 x 150mm will be incorporated into the bottom of proposed fence line at intervals, and with any new stone boundary wall work to existing gaps that are not retaining walls.

LEGENDS

- PLANTING TO PERIPHERAL AREAS & CAR PARK ENVIRONMENTS & PERIMETERS:**
- Existing trees & scrub to be retained & protected during works in accordance with Brooks Ecological AIA & Tree Protection Plan, to be enhanced & managed by removal of dead trees, dead wood, and removal of non-native, & introduction of proposed native woodland planting (e.g. Hawthorn, Blackthorn, Holly, hawthorn, field maple, guelder rose, dog rose and wild honeysuckle).
 - Proposed native trees - some space permits, include Holly, Rowan, Crab Apple, Bird Cherry.
 - Proposed larger native scrub specimens - to improve age diversity of existing peripheral scrub/understorey including multi-stem holly, field maple, and larger shrubs like Hawthorn and Guelder Rose.
 - Proposed native scrub/understorey species to peripheral existing tree/scrub areas once thinned out (as above): planted as hedges, small shrubs.
 - Proposed native woodland edge - to enhance biodiversity and create an ecological transition edge to edges of existing peripheral scrub.
 - Proposed native woodland trees to surround edges of the woodland/Hedgehog Wildflower mix areas including Wild Garlic, Primrose, Wood Anemone, Snowdrops, Bluebells etc.
 - Native Butterflies & Bees grassland/wildflower mix to more open areas.
- PLANTING TO RESIDENTS GARDEN & INDEPENDENT LIVING UNITS & RAMP:**
- Proposed ornamental trees of value to wildlife where space permitted eg Small Rowan, Ornamental Cherry, and Amelanchier alnifolia.
 - Small compact trees or multi-stem large shrubs eg multi-stem Amelanchier, Magnolia, Japanese Maples etc.
 - Proposed dwarfing apple trees eg Apple, Plum, Pear.
 - Proposed structural/ornamental shrubs to garden zone eg native shrub to boundary of garden, and flowering shrubs and low shrubs to lower.
 - Proposed shrub, groundcover & herbaceous & grasses planting in ramp zone & plants for pollinators.
 - Proposed climbing plants to timber pergola archway into gardens.
 - Proposed culinary herbs eg vegetables, root herbs, herbs, flowers etc.
 - Proposed dwarf spring bulbs to ornamental beds.
 - Proposed Butterflies & Bees Grassland/Wildflower meadow mix to open areas near ramp.
 - Proposed ornamental lawns.
- ECOLOGICAL HABITAT ARTIFACTS - FOR BIRDS & BATS, INSECTS, BEES & BUTTERFLIES**
- Schwagerl Bee Boxes TBA - based to existing peripheral trees-type and precise locations TBA.
 - Schwagerl Bee Boxes & Herring Boxes - attached to existing peripheral trees to be retained-type & locations TBA.
 - Reclaimed selected sections of tree trunks from felled trees retained for use as invertebrate habitats - in locations TBA.
 - Piles of reclaimed small branches, brush for wildlife habitats.
 - Bug Hotels created using old tree trunks, as poles, & filled with reclaimed materials eg thin tree branches drilled with holes, bricks with holes, twigs, straw, hollow bamboo.
 - Landscaped areas on low posts fixed into ground.
 - Wooden fag & tree boxes, eg fixed to garden buildings TBA.
 - 50mm Hedgehog Highway holes in base of proposed fence line at intervals TBA & to bases of any new infill/boundary of perimeter stone walls that are not retaining walls.
- LEGEND TO CENTRAL COURTYARD GARDEN VERTICAL ELEMENTS & LANDSCAPE STRUCTURES**
- Shelter/Garden edge approx. 4m x 4m.
 - Greenhouse/Polytunnel - approx. 3m x 2.5m.
 - Storage shed/Workshop approx. 5m long x 4m wide with canopy.
 - Compost bins.
 - Reclaimed deeper beds for Veg, Herbs, Soft fruit, Flowers.
 - Seating.
 - Timber Pergola over garden entrances with climbing plants.
 - Planting.
 - Freestanding Planters.
 - Enclosed Waste Bins connected to down pipes.

SOFT LANDSCAPE PROPOSALS
FREDERICK FINLAY CARE HOME
OXFORD ROAD, DEWSBURY
CLIENT: THOMAS OWEN CARE
ARCHITECTS: FARRELL & CLARK ARCHITECTS
 Date: Sept 23 Scale: 1:250 at A1 Drawn: M1 Drawn No: T11.03

Margaret Twigg Dip LA CML
 ■■■ Chartership Landscape Architect ■■■
 18 Brynron Avenue, Dewsbury, Manchester M20 5LP
 Telephone and Facsimile: 0114 443 8349
 Email: margaret@margarettwigg.co.uk

Planting to the Central Residents Garden

Multi Stem & Structural Specimens

Japanese Maple, Witch Hazel, Magnolia specimen,
Viburnum burkwoodii

Culinary Fruit Trees/ Small orchard trees

Semi dwarfing stock Apple, Plum and Pear trees with spring
flowering bulb lawn beneath

Structure Hedges

E.g. Native Beech to south garden boundary,
Flowering Escallonia & Lavender to lawn area

Shrubs, Groundcovers and Herbaceous Perennials

Primarily flowering shrubs, groundcovers and herbaceous
perennials, and grasses, many with flowers or fruit for
wildlife biodiversity including:

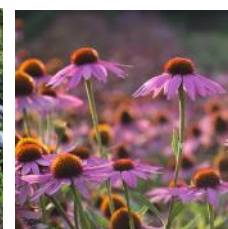
Ceanothus Repens, Hebe Autumn Glory, Dwarf Butterfly
Bush, Phormiums, Verbena bonariensis, Santolina, Dwarf
Pine, Liriope Big Blue, Bergenia, Groundcover Viburnum,
Dwarf Pine Mahonia aquifolium Appollo, Lavender,
Achillea, Salvias, Pony Tail Grass, Fountain grass, Echinacea

Climbing Plants to Pergola Arch Garden Entrances

E.g. Honeysuckle, Clematis, Jasmine, Vines

Sensory Plants

A sensory garden will be created with a variety of grasses
and colourful and scented plants to stimulate the senses
including sight, sound/ movement, scent/ smell, touch,
taste



Culinary Garden

The culinary garden is for use of the residents and could include:

- Greenhouse/ or Polytunnel (type to be agreed)
- Storage Shed/ Garden Workshop
- Raised sleeper beds for growing Soft Fruit, Vegetable and Herbs
- Timber Archway to entrances with climbers
- Seating
- Ladybird Houses, and Bee/Insect houses
- Compost Units
- Water Butt for plant irrigation



Garden Structures

Garden structures, artifacts and seating areas could include:

- Gazebo / Garden Room with seating
- Pergola Walk or Pergola Archways
- Raised shallow pool (with pebbles and fountain)
- Seating Areas
- Raised Planters



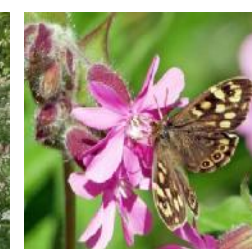
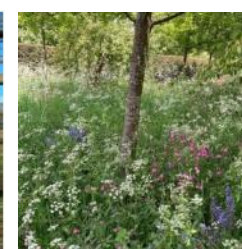
Existing Peripheral Trees and Vegetation

Existing peripheral mature trees and semi mature scrub/ understorey planting are established on all four site boundaries. Species include Ash, Sycamore, Cherry, Rowan & Goat Willow and understorey Privet, Elder, Holly, Lilac . This will be largely retained and protected wherever feasible and management proposals prepared with the assistance of an Ecologist and Arboricultural consultant to improve Biodiversity including crown lifting of trees, removing dead wood, thinning out non -native species and introducing new native understorey scrub species including Hawthorn, Holly, Hazel, Field Maple, Wild roses, and Honeysuckle to improve its biodiversity. Woodland edge grassland wildflower meadow mix will be added to the outer edges, along with swathes of native woodland bulbs including Bluebells, Snowdrops, Wild garlic, Anenomes. To more open /sunny areas a native Butterfly and Bee Grassland Wildflower mix will be introduced.



Proposed Peripheral Trees

Native trees including Birch, Crab Apple, Bird Cherry and Rowan will be introduced where space permits to any gaps in the existing tree belts and to the southern car park. Where space is more restricted close to/ in between the buildings smaller ornamentals of value to wildlife will be introduced e.g. Amelanchier, Small Rowan and Cherry varieties.



Additional Wildlife Habitat Features

Wildlife habitat features to the existing peripheral areas could include:

Bug Hotel, Reclaimed Tree trunks, and piles of brash from any felled trees, Bird & Bat Boxes fixed to existing trees.

Wherever feasible Hedgehog highway holes will be provided intermittently in the base of proposed fence lines.



07 Access

External Access: Getting to & around the building.

Inclusivity Access for all

Thomas Owen Care has an inclusive approach to their provision of care, which is provided at generic, localised and bespoke levels across their facilities. Therefore, the proposed design aims to enable all people, regardless of age, gender or disability to be able to gain access into the site and the buildings, as well as use all facilities within and obtain safe egress.

Topography of the Site

As described earlier the topography of the site falls from Reservoir Street in the North to Oxford Road across the site by around 3m. However, as also noted previously a good amount of this change in level is taken out by a single bank which divides the site into two level plateaus. The site arrangement has been designed around this, working (where possible) with the existing levels. To this end the main Centre Court building is located on the upper plateau, and the Independent living blocks of Court 01 and Court 02 on the lower. The two levels of site are connected via a central ramped and stepped feature, with double sweeping curves designed to emulate the instantly recognisable pattern on tennis balls. This shallow ramped route leads from the lower car park, up to the central courtyards space and the buildings main entrance.

Elsewhere around the site routes and paths are designed to be as level as possible, and various materials and textures help aid wayfinding and familiarity.

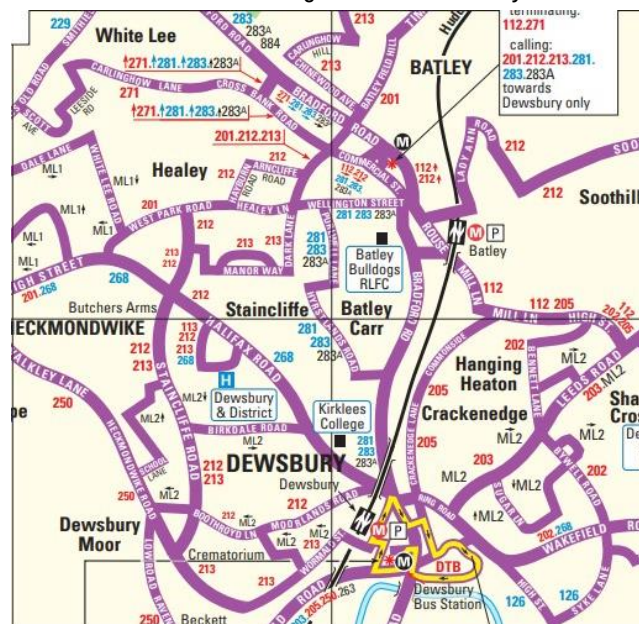
Arrival Building Entrances

The main entrance for the Centre Court Building is located directly off central courtyard. It is clearly defined by both a new path and significant features of the proposed architecture. All new entrances will be level, accessible and clearly lit and defined.

Transport Links Pedestrian Access

Although pedestrian access to site will be limited, access to and around site is been designed to be as easy as possible.

The site is located within walking distance from the town centre and other local amenities. It sits close to numerous bus stops enabling easy transport connections for those staff and visitors not wishing or able to travel by car.



Public Transport

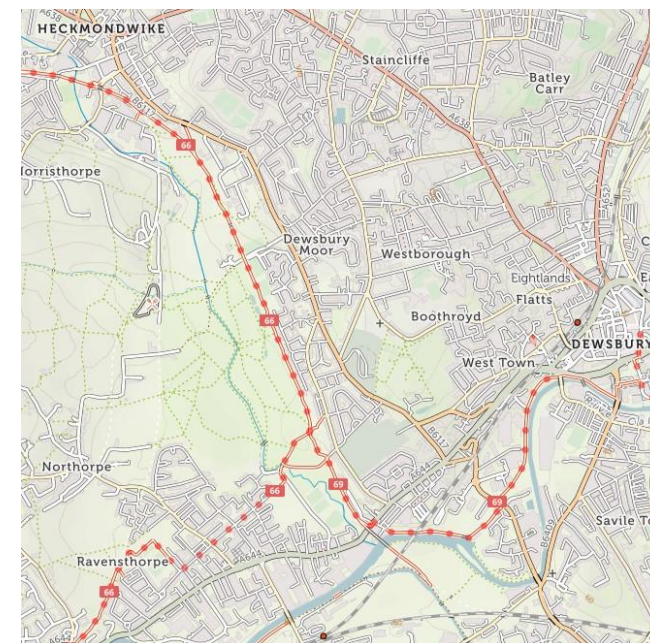
Bus stops on nearby Staincliffe Road provide access to both the 212 and 213 buses, which provide routes to Wakefield and Morley (respectively), as well as into Dewsbury. Whilst the 268 service on Halifax Road (A638) provides a route from Wakefield to Bradford, again via the town centre.

The site is also within walking (or bus) distance from Dewsbury Train Station (Zone 3), which provides further connections to the wider public transport network.

Cycle Provision

Thomas Owen Care encourages cycle use and as such secure, covered cycle storage, together with shower, locker and changing facilities are provided for staff, residents and visitors to the site. The covered cycle shelter is located next to the upper parking area, well within the site and close to the main entrance. It is also overlooked by some of the social lounges, the meeting room, kitchen and a number bedrooms and independent living units.

The site is easily accessible by bike and is close to Nation Cycle Network Routes 66 (Spen Valley Greenway) and 69.



Vehicular Access

Vehicular access to the site is provided off both Oxford Road, for the main parking area, and Reservoir Street for servicing and a small number of accessible and EV parking spaces.

Internal Access: Inclusivity for all.

Circulation Horizontal

Circulation throughout the main building is level and corridors have been generously sized to allow comfortable use, in excess of requirements. All doors and openings have been sized to allow clear minimum widths and all ironmongery, controls, etc. will be carefully considered and located.

Vertical Access

Vertical access in the main building is provided via four staircases located around the building. The two primary staircases provide access to all three levels, as does the central lift (located in the West Wing). The secondary stairs at the ends of the side wings provide access between the first and second floors, as well as emergency egress directly to the courtyard space.

Each stair is designed to be comfortable to use, with an even shallow pitch, generous width and landings. All stairs will be well lit, and the use of colours, materials and features to assist in wayfinding and locality.

Occupation Building Use

Throughout the scheme provision has been made for the spaces and facilities to accommodate everybody. Furniture and fittings will be designed to be in accordance with regulations to limit restrictions for all potential building users.

Split level reception counters, adjustable benching, etc. will be specified in order to provide for wheelchair uses. Elsewhere teapoints, kitchens, etc. will have the ability to be retrofitted to meet specific building user requirements, if and when this become necessary.

Toilet Provision

During the design and layout of the proposal consideration has been taken into the number and location of unisex toilet accommodation.

As well as each Bedroom having its own ensuite accommodation, there are numerous common WC facilities, usually within or close to the various social spaces. These provide unisex, accessible WC accommodation for building residents and visitors without the need to return to their own personal space.

Staff WC and Shower accommodation is provided within the Staff and Locker area.

There are also a number of larger assisted bathroom areas within the scheme, for those residents with additional needs.

Dementia Friendly

As well as physical disabilities, society today is becoming more acknowledging and understanding of mental illnesses and social disabilities. The proposed facility will not however be aimed at caring for residents with dementia.

Where possible the new proposals will look to be designed in such a way as to be welcoming and approachable to all building users and visitors. This can be through the careful choice of colours, materials, surfaces and finishes as well as the overall layout and design. This will incorporate some elements of dementia friendly design.

Escape Emergency Egress

To prevent the spread of fire the buildings have been compartmentalised. This facilitates horizontal and vertical evacuation in an emergency for building occupiers and guests. The design of the buildings, and its multiple staircases and routes, mean egress is possible in multiple directions out of a compartment or space, directly to the outside.

Visual Fire Alarm beacons will be installed in each toilet, as well as at the compartment boundaries.

A disabled person evacuation strategy is to be developed and agreed in conjunction with the fire strategy and the homes policies for evacuation following further consultation with the Fire Authority and/or Fire Safety Officer.

08 Contacts

Contact Details

Client Team

Design Team

