



Scheme Report
(RIBA Plan of Works Stage 2+)
September 2020

For
Community Hub
at
126, Eastgate, Pickering

On behalf of
The Wilf Ward Family Trust

McNeil Beechey O'Neill Architects LLP, York

Greystones Community Hub, 126 Eastgate, Pickering, YO18 7DW.



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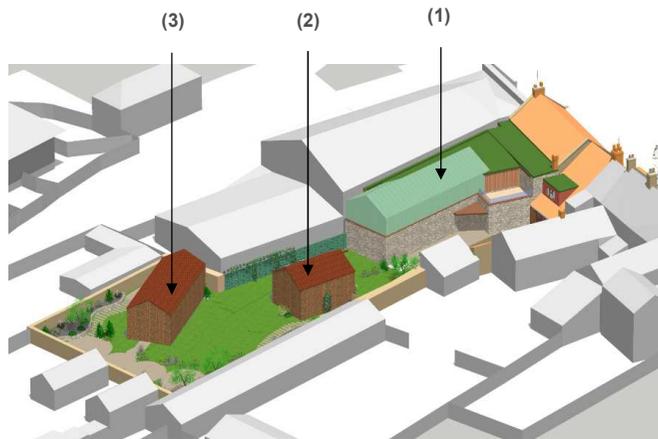
Executive Summary



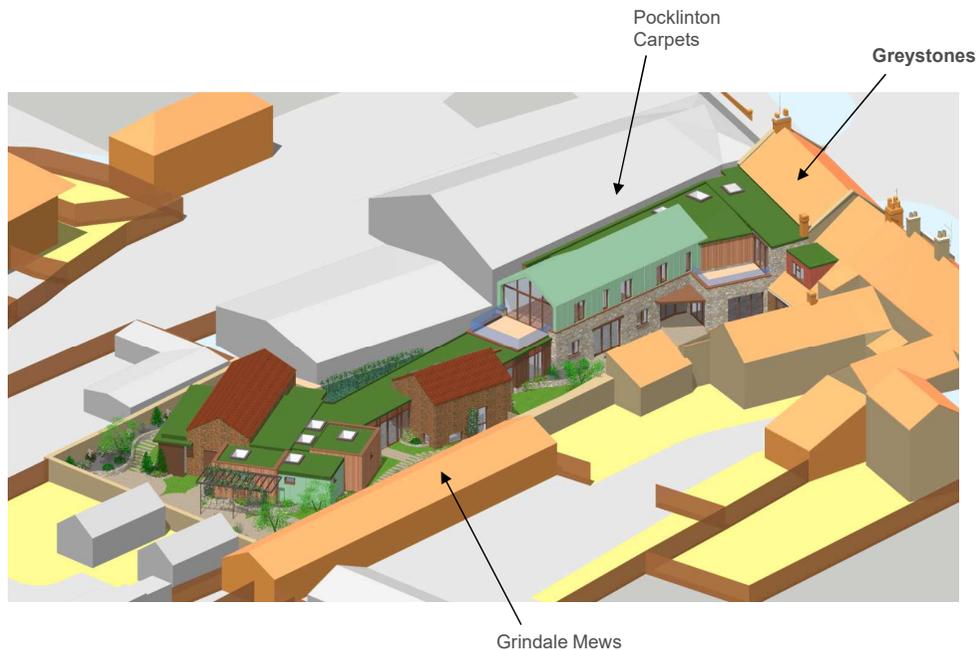
View of proposed Multi-Use Rooms from Coffee Yard area with 'Step-Down' residential facilities above.

- The Greystones site can accommodate WWFT's range of desired facilities.
- The proposed development offers further opportunities to develop an increased range and diversity of services that can be offered in addition to those of the Hub, attempting to meet some of the needs identified in the Loneliness Strategy for NYCC.
- A Planning Application has been prepared & submitted that is considered will be acceptable to the Planning Authority.
- The design intent is to integrate sympathetically within the Conservation Area, harmonise with surroundings and neighbours and enhance the quality and character of the site itself and by extension the larger area.
- It is intended to be a respectful development appropriate for, continuing & extending the site's pre-existing uses which provides a facility that meets an identified local need.
- The Planning process will inform which aspects may require further detailed design development and in some cases how.
- Several areas of the schemes design have been developed to a sufficient standard to strike a balance between outlay on Consultants fees to secure Planning Approval whilst give comfort that the prepared scheme can be delivered.
- Further Surveys/studies and enquiries will be required to take the scheme design forward following any Planning Approval.
- Decisions on WWFT's preferred procurement route, possible phasing and acceptable budget would be required to proceed.

The Design Proposal



Birds Eye views
from East



Concept

The concept for the scheme is that of a series of three new buildings with gaps or spaces between that have subsequently been 'infilled' over time, all set within the surrounding Sensory Garden.

- Break-Out spaces & Additional 'Step-Down' Unit (1)
- Rebound/Sensory facility (2)
- Hydrotherapy Pool complex. (3)

These buildings progressively translate from those with more traditional forms and materials to the Eastgate end of the site, which then become lower, smaller and more fragmented contemporary forms the further one progresses deeper within the site.

Proposed Accommodation

A mixed use scheme is proposed comprising commercial & mixed-use venue space with a sensory garden, as summarised below.

Ground Floor Accommodation

Café/Community Library & Multi-Use Asset

Venue Space Flexible Multi-Use Rooms (Hireable/Bookable
Meeting Rooms/Sensory/Café & Activities Spaces.)
Sensory garden & Outdoor commercial/social space

Therapy & Rehabilitation Facilities
Hydrotherapy Pool & Changing Facilities
Physiotherapy Facility
Rebound - Sensory suite with AWC/Changing facility

1st floor Accommodation.

2No. 2 Bed fully accessible 'Step-down' residential units with outdoor terraces.

1No. 1 Bed Studio Flat for Ambulant access use
(can be inter-connected to adjoining unit to
provide enhanced flexibility.)

The Design Proposal



The Design Proposal



The Design Proposal

Café Community Library

Occupying the full street frontage would be the re-located Mr. Wilf's Café.

The café will explore how the Trust can use various techniques to address social isolation. This will include using colour coded signs to indicate that individual using the café are open to sharing their table with a stranger, or that they are willing to engage in conversation.

It would also be available for hire in the evenings for all local community support groups and it is intended to establish a steering committee of local charities and community groups to look at how the Trust can develop the café as a community hub.

As planned the proposed Café will be three times larger than the current Mr. Wilf's and the kitchen facility and servery twice the size.

The Café area will largely be open plan enabling spaces to flow and be inter-linked to provide flexibility for a range of activities as well as accommodate a need for 'distance' if required in the more immediate future.

The Café area can also act as an entrance which then flows through to link with the rear areas with an internal link as well as having direct external access to the rear.

Externally, the proposal retains a hard landscaped area as an external usable space.

Primarily envisaged for use by the Café, it would also serve as a space to provide access to the Sensory garden beyond as well as have access from the Multi-Use Room(s) and also provides a direct external access to the 1st floor Apartments as well as the Rehabilitation & Therapy facilities via rear the newly constructed rear Entrance Lobby.



The Design Proposal



Break-Out Rooms & Rebound / Sensory Facilities

Multi-use spaces are proposed to be provided that can be linked to the Café area but also accessible separately and work in conjunction with the other facilities to the rear of the site, for a range of uses such as for bookable meeting rooms for local clubs, societies and groups; general functions or as small single or multiple room sized Sensory Rooms.

Access to these spaces would be controlled when required.

The rooms We would expect that some of the individuals The Trust support will make use of them, but also anticipate that local schools and other social care organisations may make use of them as well.

The intention would be to develop relationships with local health care professionals and local GP surgeries to offer this service to individuals who would benefit from it.

Alongside this the scheme would deliver rebound therapy that may possibly also be adaptable to provide a alrger Sensory facility.

Adjacent to it would be a Treatment space.

This is something that we anticipate would be a welcome resource not only for the individuals The Trust support but also for people living in the local community with muscular-skeletal disorders and cerebral palsy and anticipate this would be a resource that would be welcomed by local health care practitioners and local GP surgeries.

The Design Proposal

Hydrotherapy Facilities

Within the rear most portion of the site would be the Hydrotherapy facility.

This would provide a pool large enough to accommodate several users at once, with full hoist access to all areas and two fully equipped 'Changing Places' sized changing rooms as well as ambulant changing facilities

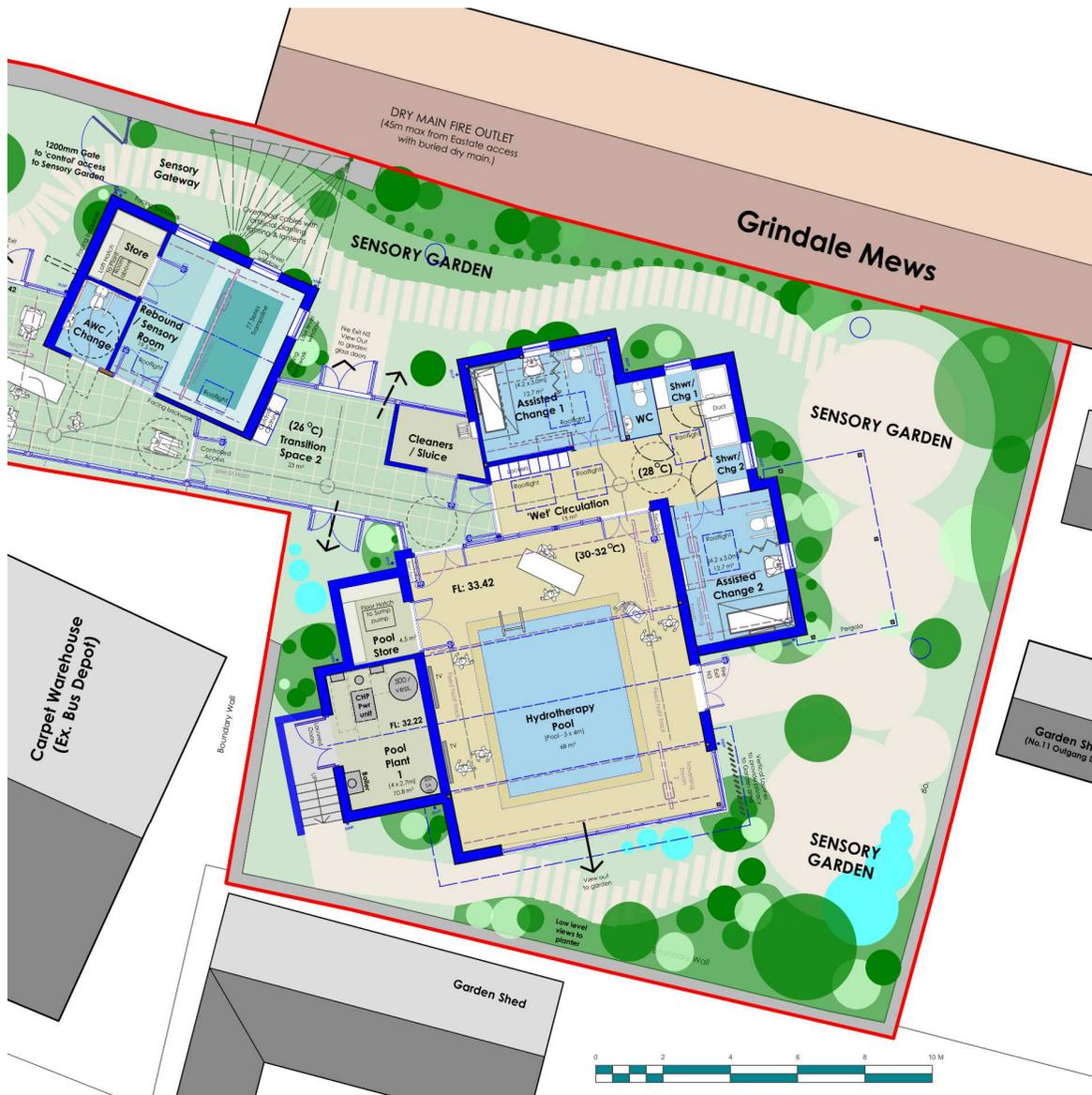
The benefits of hydrotherapy are widely known and many of the individuals The Trust support make use of hydrotherapy resources, some travelling to places such as Redcar to access this valuable community resource.

The resource would be available not only to the individuals the Trust supports but also to the wider community and would be a resource that would be welcomed by health professionals and GP surgeries and it is also expected that some of the local special schools would also avail of this resource.

The pool area will have shielded views out at low level to a private garden area.

It is intended to landscape the garden at the site to create a Sensory Garden flowing around the whole facility that can be accessed by users of the café and by individuals supported by the Trust.

The changing facilities have been arranged to retain privacy to the majority of the Sensory Garden area as well as for the surrounding properties.



The Design Proposal

Design Standards

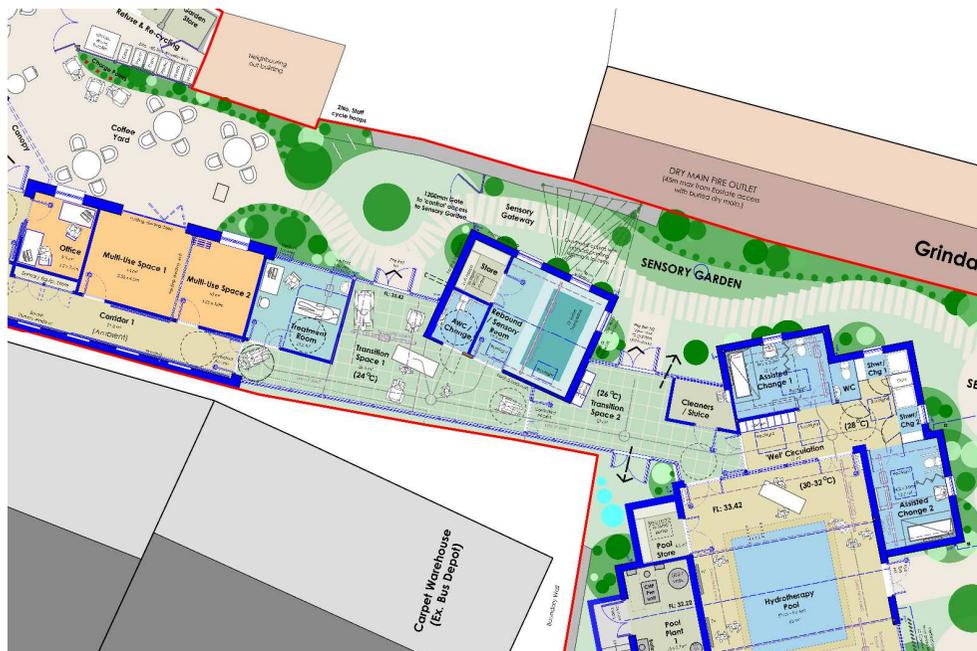
The environment has largely been designed significantly in excess of the recommended minimum requirements but will also comply with the following space & access standards:

Communal/Shared Facilities - Building Regulations Part M

Residential Units - Habinteg Wheelchair Housing Space Standards

The site is essentially 'flat' from entry into the site onwards and will be 'barrier free.' and externally gradients within the site will be 1:21 maximum.

Space is generous throughout the building as it has been designed well in excess of the recommended minimum space requirements for wheelchair accessibility to accommodate more complex needs, anticipating large mobility scooters/wheelchairs with calliper extensions and the potential for mobile couch access throughout the Rehabilitation & Therapy facilities.



- All rooms are fully wheelchair-accessible - except ambulant WC's & smaller functional support facilities such as cleaners stores etc.
- All entrance lobbies accommodate wheelchairs with assistance or an electric mobility buggy with space for passing.
- Internal corridors have been designed to far exceed the width requirements of BS8300:2001
 - AD Pt. M typically requires 1200mm width corridor spaces with turning points; as designed corridors are typically between 1700mm and 2200mm wide.
- Internal doors
 - All will have at least a minimum clear opening width of 800mm
 - All doors accessed by residents are either on swing-free closers or automatic opening devices once inside the building.
 - Doors to corridors and circulation spaces will be of a 'door & half' type with assisted devices to provide wider access
- Numerous Mobility scooter parking and charge points will be provided within the site to enable wider accessibility.
- Once within the building, all areas beyond those immediately accessible from the Café / rear Lobby area will have controlled access.
- The new access stair will be fully Part M compliant.
- A platform lift will also be provided that will accommodate a wheelchair user and a companion.
- Multiple accessible WCs have been provided, located adjacent to all publicly accessible & community facilities. All Accessible WC (AWC) compartments are Part M compliant.
- Assisted WC's and two large 'Changing Places' sized Changing Rooms have been provided for use which will be fully equipped.
- Hoist access will be provided for all Rehabilitation & Therapy areas covering all areas accessed off & beyond Transition Space 1