





**Document Control**

The following statement is the Design and Access Statement to support the planning application to alter the lodge building at Wood Hospital, Glossop.

The document was first issued in June 2014 with the following revisions being made:

Revision	Date	Notes/amendments	Checked by



Contents

1.	Introduction	
	1.1 Site 1.2 Context 1.3 Surrounding Street Scene.....	3-5
2.	Process	
	2.1 Policy 2.3 Involvement 2.4 Evaluation.....	6-9
3.	Use, Amount and Scale.....	10-11
4.	Layout.....	12
5.	Landscaping.....	13
6.	Access.....	14-15
7.	Miscellaneous.....	16
8.	Conclusion.....	17

**Introduction**

Reuben's Retreat is a charity that was founded in August 2012 in memory of Reuben Graham who sadly passed away aged 23 months after a short battle with a rare aggressive brain tumour.

The primary goal of the charity is to open a countryside retreat in the North West of England, where families who have a child suffering with a life limiting or life threatening illness can take respite breaks.

Reuben's Retreat will be a home from home, a place to 'Relax, Recharge, Remember and Rebuild'.

It will also serve as a bereavement counselling and support centre for families like Reuben's who have suffered the loss of a child.

On Wednesday the 23rd of April 2014 Reuben's Retreat made a property purchase, and the charity became owners of Wood's Hospital, Glossop.





**Foreword**

The following Design and Access Statement has been written to meet the requirements of the Government Guidance on changes to the Development Control System which became effective from 10th August 2006.

The document follows the structure of the CABE guidance "*Design and Access Statements—How to write, read and use them*" in an effort to demonstrate the design process and how the physical characteristics of the submitted scheme are a response to the physical and socio-economic constraints and opportunities that the development site presents.

**Application**

The document supports the full planning application to change the use of Wood Hospital, Glossop, from a Hospital (Use Class Sui Generis) to Respite Care for terminally ill children and their families (Use Class Sui Generis). The application also supports the proposed porch and ramp on the front of the lodge building, and the single storey extension to the rear.

**Proposed Use**

The application also supports the proposed porch and ramp on the front of the lodge building, and the single storey extension to its rear, so that it can function in its new use as a bereavement counselling and support centre.

The statement should be read in conjunction with all other supporting information that forms this application which includes:

Document	Issued by
Architectural information	JDA

**Site Details**

1.1.1 Wood's Hospital was designed by a Manchester architect, Mr. Murgatroyd, the building which is being converted into respite care, is within Howard Park, Glossop.

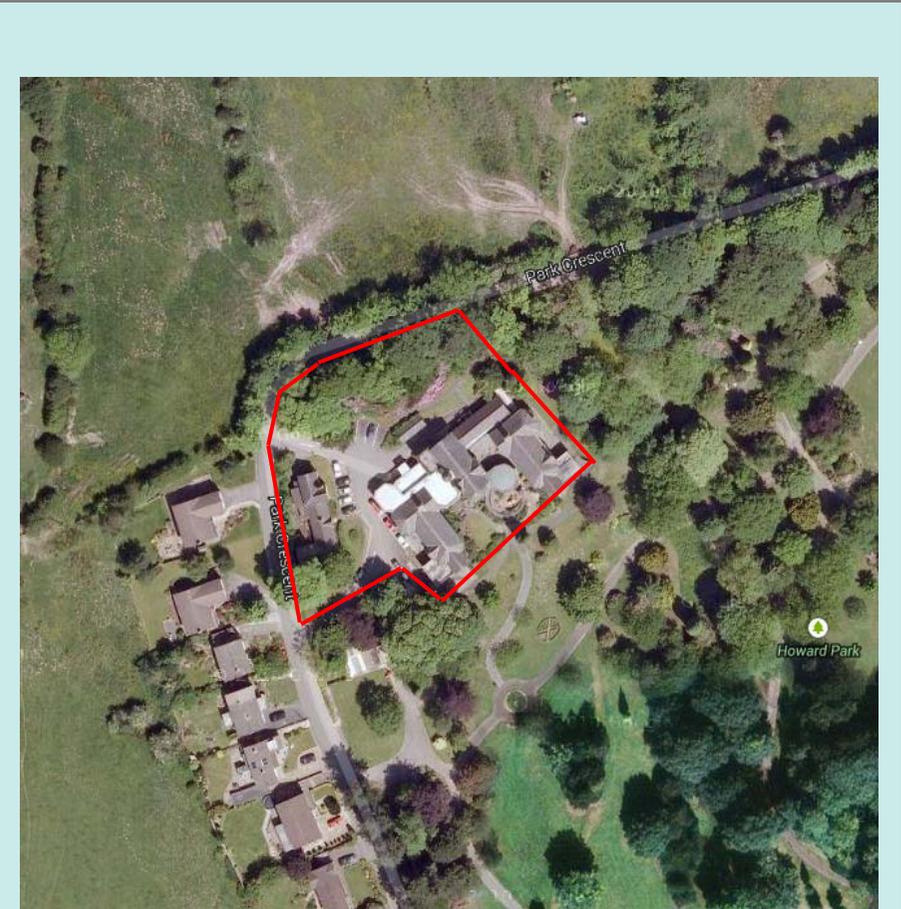
1.1.2 The park was opened in 1888, along with its integral Baths and Hospital in January 1889, and was designed by Landscape Architect Henry Ernest Milner, son of Edward Milner with whom he worked from 1870 until the latter's death in 1884.

1.1.3 The hospital was bequeathed by Daniel Wood to commemorate Queen Victoria's golden jubilee. The member of the cotton mill owning family gave £25,000 to endow the hospital and laid down a covenant that stipulates that the hospital site on Park Crescent, Glossop should continue to be used as a healthcare facility.

1.1.4 In terms of service quality, estates, risk and governance and financial issues, the passage of time and wider developments left Woods Hospital out of step with the NHS's standards for modern services.

1.1.5 The old hospital is a substantially sized property, situated in 1.63 acres, with over 21 bedrooms, and a detached lodge. The lodge is the focus of this application's proposed physical works.

1.1.6 Due to its size, the building lends itself to being refurbished in phases. This application deals with the stage which will enable future development of the site to achieve the end goal of a fully supportive respite centre.



*Aerial view indicating the site.*

**Context**

1.2.1 Wood's Hospital is a low laying double winged building nestling into the high ground at the north-west corner of Howard Park - the former Woods Hospital was ran by the NHS Trust - provides a both therapeutic view over the park and is reciprocal as a focal point as it comes into view from paths leading up through the park.

1.2.2 The lodge - to which the works are primarily taking place - is a separate ancillary building from the main hospital, designed to sit at the northern entrance of the Park. The lodge was built in a very similar style to the hospital, which uses locally sourced stone and natural slate.



**Surrounding Street Scene**

1.3.1 Woods Hospital is based within a low-density residential area in Glossop, on a avenue that follows the perimeter of the grounds.

1.3.2 The grounds in which the hospital is based in, Howard Park, is laid out with inter-linked serpentine paths screened by landform and planting to present a variety of views and punctuated with a number of formal and informal features. The 1898 OS map suggests the original pattern of paths remains largely intact.

1.3.3 A stream runs through the centre of the park, that is tamed to form a series of cascades with rockworks, pools, and runs of varying character. In parts the stream running to a series of culverts.



**Process**

**Planning Policy**

2.1.1 According to the High Peak UDP, the site is within a Conservation Area, and borders a Protected Major Park.

**Flood Risk**

2.1.2 Having checked all the appropriate agencies, it has been confirmed that the site is not in a flood risk area.

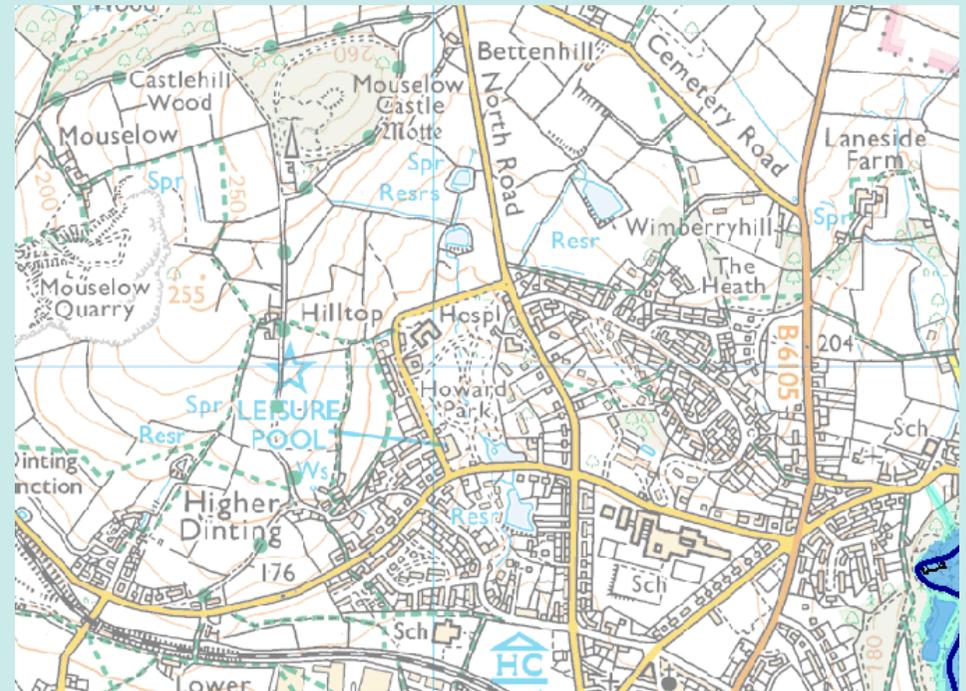
**Ecology and arboriculture surveys**

2.1.3 The interaction between the built and natural environment including, trees, open space around the lodge and main hospital building are all considered to be important elements in defining the character and setting of Howard Park.

2.1.4 No report has been commissioned as part of this proposal as no part of the proposed will have a detrimental impact on existing trees and shrubs nor the root protection zone.

**Consultation**

2.1.5 Consultation has been held with High Peak Planning and Conservation Officers in order to assess and mitigate the impact on the historic fabric of the hospital and its surrounding park land.



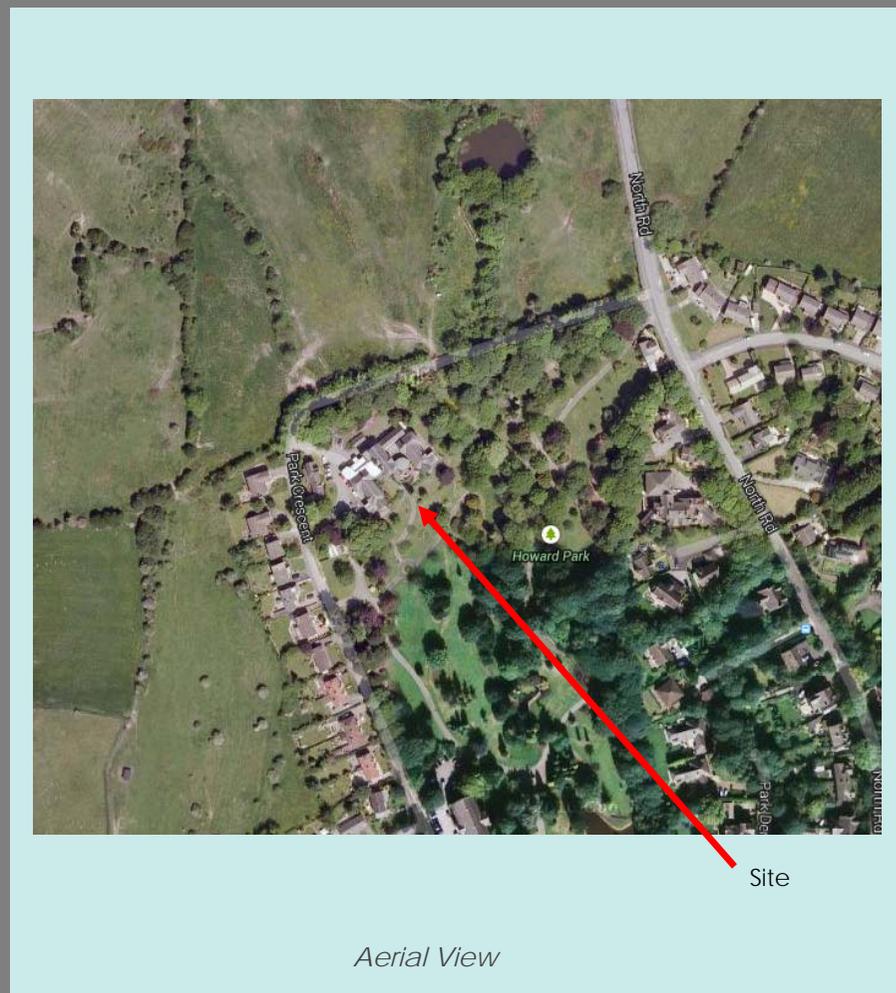
*Flood Map indicating no flood risk.*

**Assessment**

2.2 The proposal seeks to generate an inclusive and thorough design process. Once the initial scheme was agreed in principle, the Design Team sought to address both the physical and socio-economic constraints of the site whilst maximising the opportunities for a quality development to integrate into the local community.

**Involvement**

2.3 The Design Team believe that a meaningful informal discussion with High Peak Council has helped deliver a development that efficiently creates inclusive access and adapts a building to its new usage whilst maintaining the historical fabric of the building.





### Evaluation

2.4.1 With all of the above consideration, the proposal will be to develop the site further to allow the building to have an attractive, sustainable and viable future with access for all.

2.4.2 The proposal's aim is to create well-designed inclusive access in line with the standards set in Paragraph 6.5, as well as extend the existing lodge building to adapt it to its new use as a bereavement counselling and support centre.

2.4.3 The vision hopes to both enhance and complement the surrounding area, and the need for reasonable actions to meet access for all issues, and overcome the step-only access, via a level access. The Lodge will be sympathetically adapted to meet current Building Regulations standards of Document M, in addition to increasing the floor space of the main hall.

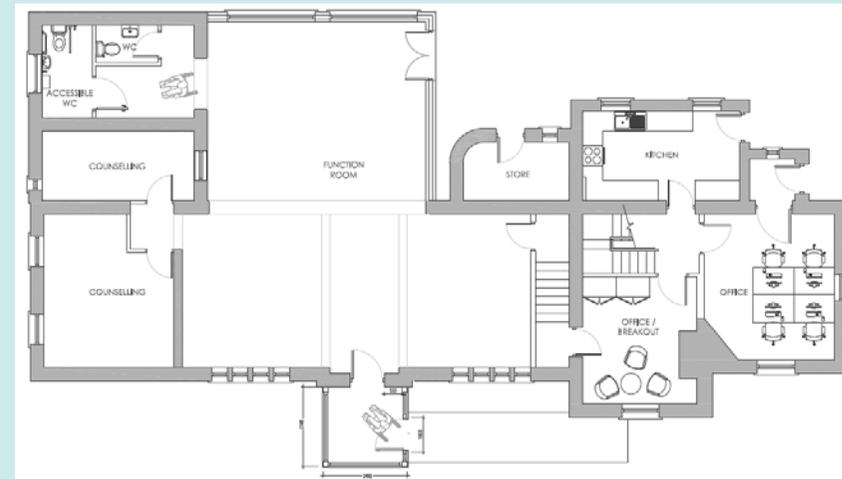
2.4.3 As the proposals make inclusive access possible and the design falls into line with High Peak's design policies, the application will endeavour to satisfy both the council and local residents.

**Use**

3.1 The site has been in use as a hospital since its creation in 1889.

**Amount**

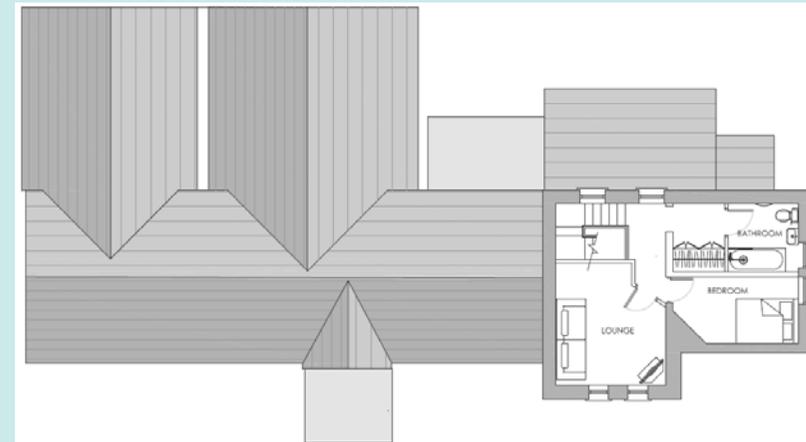
3.2 The physical building works will be limited to the lodge, ancillary to the main hospital building. This keeps works to a minimum, keeping the alterations to an appropriate scale to preserve the character of the building, and meeting the required needs to allow inclusive access to the lodge.



*Proposed Ground Floor Plans for the Lodge*

**Scale**

- 3.4 As mentioned in Paragraph 1.1.5, the building is being refurbished in phases.
- 3.5 Firstly, the plans are to renovate the stand-alone lodge on site. This will become the bereavement counselling and support centre.
- 3.7 The second phase will be the refurbishment of the main building, converting this to a day care facility and the provision of private, self-contained accommodation.



*Proposed First Floor Plans for the Lodge*

Layout

4.1 The layout of the grounds, including buildings and access routes, will remain the same. The footprint of the lodge will increase, though this will not affect movement around the site. The materials to be used for the porch and rear extension are to match that of the current building.



*Proposed Elevations*



### Landscaping

5.1 The site has been noted for having an charismatic juxtaposition of buildings, trees and open spaces.

5.2 Landscaping works in the proposals are sensitive of this, and cause little impact to the surrounds. There is no landscaping plan associated with the application, but the site does benefit from being adjacent to a major protected park, whose own landscaping is to be unaffected by the proposal.



### Access

6.1 The main impetus for the planning application is to adapt the site to the needs of terminally ill children and their families.

6.2 Plans have been drawn to show proposed ramped access to lead to a new porch based on the present entrance of the lodge, as well as the extension of the building itself.

6.3 These proposals hope to bring the access to the lodge in line with the responsibilities laid out in the Disability Discrimination Acts, and sufficiently cater for the needs of Reuben's Retreat.

**Accessibility**

6.4 Jennings Design Associates and the applicant are fully committed to a policy of equality, inclusion and accessibility.

6.5 This commitment ensures that all practical steps will be taken to put inclusive design at the heart of this project and it should be the intention of any further design development to achieve a higher standard than the acceptable minimum levels set out by the Building Regulations.

6.6 Through the preparation of this Access Statement, the following design guidance has been followed:-

Approved Document M	BS 8300 (2001)	Planning and Access for the Disabled
People: Good Practice Guide CDPM 2003	Disability Discrimination October 1995	

6.7 Key access issues of "pre-assessment" during the Design and Planning Stage included:

Local Amenities	Approach to the site	Public Transport links
Vehicular Approach	Pedestrian Appraisal	Parking
Entrance	Internal Environment	Private amenity space



**Other considerations for future design**

7.1 The Design Team are committed to implementing the highest standard of design and specification and any future design development should also look to ensure the following best practice:

**Environmental Design**

7.2 Where applicable JDA will aim higher to provide a quality development, with a view to enhance sustainability and waste minimisation, in line with any Ecology Report commissioned for the site.

**Secured By Design**

7.3 JDA will work in association with recognised members of Secured by Design to focus on crime prevention of residential premises, and promote the use of security standards products and well-tested principles of natural surveillance & defensible space to reduce burglary, crime and antisocial behaviour, by designing out crime through physical security and processes.





#### Conclusion

8.1 Providing full access and a new use to an existing building can be a challenge, but it is rarely the case that improvements cannot be achieved at all. The Design Team have thus found a solution to adapt Wood Hospital to its new use as Reuben's Retreat.

8.2 The proposal has the potential to be developed into a successful project to create inclusive access that fits in with the historic fabric of the site, and makes the most efficient use of extending the site whilst maintaining an appropriate scale.

8.3 We trust that the design process and ultimately the proposal meets with the aspirations of High Peak Council, and that it will result in the application favourably received and determined.

8.4 The Team aimed to deal sympathetically with the site and its surroundings. They are proud to provide a new, suitable use an important building in Glossop, and help create a special place for families of terminally ill children to relax, recharge, remember and rebuild.

8.5 Should the reader wish to discuss any of the above please do not hesitate to contact Reuben's Retreat

Office address: Reuben's Retreat, Suite 1, St Michaels Court, St  
Michaels Square, Stamford Street Central, Ashton Under  
Lyne OL6 6XN