

# DESIGN and ACCESS STATEMENT

ADDITIONAL FACILITIES AT LINCOLNSHIRE HOUSE,  
BRUMBY WOOD LANE, SCUNTHORPE  
for LINCOLNSHIRE HOUSE  
PROJECT REF – 743

**Lincolnshire House is a registered charity based in Scunthorpe, North Lincolnshire for adults with cerebral palsy.**

Lincolnshire House provides high quality residential accommodation currently for 32 residents and one respite bed together with day care facilities for people who have some form of Cerebral Palsy. Their aim is to provide as full and varied a life as possible for the people in their care.

Lincolnshire House provides long term care for thirty two residents together with day care facilities for local people with physical disability. There are currently three respite beds available to give short term support to the user and their family. An experienced team of management and staff provide education and training, treatment and welfare, together with a wide range of day to day activities, (even curling!) and many opportunities for social interaction. Over the years their policy has been and continues to be to allow those people in their care to live as independent a life as possible whilst joining fully in the running of their own home.



**Lincolnshire House is recognised as a quality provider of residential care for adults with Cerebral Palsy. As a result of the excellent service Lincolnshire House provides they have established a waiting list. Increasing needs have resulted in Lincolnshire House looking to build further accommodation.**

ADS (Scunthorpe) Ltd have been appointed by Lincolnshire House to prepare and submit relevant details to the Local Authority with a view to obtaining Planning Permission for the construction of additional facilities consisting of an extension to the existing activities building to provide a Rebound Therapy Room (trampolining), Imuse Room (therapy through the use of music, light and vibration) and an additional Training Room.

A second, purpose built building will provide further facilities consisting of an Arts and Craft Room, Hair and Beauty Treatment Room, Kitchen which will be used for the teaching of

residents and day care visitors in everyday cooking skills, Reiki Room and a Physiotherapy Room.

## **Introduction**

### **About Lincolnshire House**

In 1988 the running of the centre was transferred to Lincolnshire House Association, a company limited by guarantee and with a new Executive Council and management team. A number of residents were appointed to the new Council as part of the positive move to give all residents more independence and control over their own lifestyle. The residents became empowered and were given many new opportunities including membership of a number of in-house committees and participation in the selection of staff.

As part of these changes it was recognised that multi-occupancy rooms and communal facilities were unsatisfactory and were unlikely to satisfy future residential requirements.

In 1989 funds were raised through the Stepping Stones Appeal to self-build two three-bedroom bungalows for six residents who moved into their accommodation in 1991.

In 1995 the Executive Council recognised the increasing problem with the remaining original accommodation and the First Brick Appeal was launched. The aim was to raise £1.2 million and to completely rebuild all the original accommodation together with the Educational and Social facilities.

The First Brick Appeal has been successfully concluded, having collected £1.25 million, with all residential accommodation now rebuilt and occupied. The final phase, the educational and social building, was completed in December 2005.

All the residents now live in small self-contained bungalows within the grounds of Lincolnshire House. The bungalows consist of three, four or five people living together with single rooms and en-suite bathrooms; there are other shared kitchen, lounge and dining facilities in each bungalow. This new accommodation brought a change in the lifestyles for all of the residents. The quality of life for everyone has improved and all the residents have the opportunity to contribute to the day to day management of their bungalow.

April 2006 saw the launch of a further appeal called the WISH Appeal (Where Independence Starts at Home). The objective of the appeal was to raise money to convert existing property into the independent living flats. This was completed in Summer 2006 and in September 2006 service users moved in. This facility is enabling people with physical disabilities to learn independent living skills to move on and live a more independent life in the community.

2010 saw the completion of a new bungalow to provide permanent residential accommodation for a further two residents and also the provision of two further rooms to be offered for respite care.

Currently the following services are offered at Lincolnshire House –

### **Residential Care Services**

Since the successful conclusion to the fund raising project (The First Brick Appeal) the residents now live in small self-contained bungalows, three, four or five people live together; all have single rooms, and a majority have en-suite facilities. In each bungalow there are additional bathrooms, kitchens, lounges which all the residents share.

Lincolnshire House is a user led organisation and the residents are encouraged to be involved in day to day decisions. The residents are empowered and are representatives of the executive council, fund raising committee and they also have their own residents and entertainments committee, the residents are involved when selecting new staff. All the residents are treated with respect and dignity and the support and service is built around their individual needs.

Many of the residents originate from Lincolnshire and surrounding counties, but other out of county placements are considered. All prospective residents are given a statement of purpose, user guide, a brochure and are made aware of the home's policies. Enquiries about placements are made directly to Lincolnshire House by individuals, social workers, parents and families. All prospective residents will come to Lincolnshire House for a day visit followed by one month's assessment. After the completion of the assessment a review will be held where all relevant parties will discuss the viability of a long term placement.

Where there is no current vacancy it will be possible for an applicant to be placed on the waiting list.

All residents who live at Lincolnshire House are given the opportunity to have an individual care plan. This will include a description of their preferred routine, likes and dislikes, short and long term goals. Within the care plan there are details about the resident's social interests and activities and how these are met. All the residents have the opportunity of a key worker. The key worker is responsible for collecting information for annual reviews and general development as required. All key workers have a supervision at least every eight weeks. The senior staff chair and co-ordinate reviews with outside agencies when required.

## **Day Care Services**

A number of local people attend our day care services. Day care is available Monday to Friday 9 a.m. to 4 p.m. If the service users live within Scunthorpe Lincolnshire House has a vehicle which will transport them to the centre.

If a potential service user wishes to use the day care facility (which is available for single days, half days or a complete week), a full assessment will be completed. Initially the service user will be invited to Lincolnshire House to view the facility and then invited for a full day when a comprehensive assessment will be undertaken by the activities manager and senior staff. If all parties are happy a fee will be agreed and a contract issued, the fee can be paid by the local authority or privately.

The service users have regular meetings with activity staff to discuss new ideas and a programme is identified. Some of the past meetings brought about many of our activities such as: league bowling, ten pin bowling followed by lunch out, swimming, water skiing, computer work, adult education, art, pottery, sewing pool, table tennis, also days out for interest and education.

There is also a social club where friends and relatives of all service users are invited along. Discos, quizzes and fund nights, not to mention the parties and theatre outings.

In December 2005 a new activity building was opened. This new facility has enhanced the services on offer and now includes a snoozelen room which is for therapy and is available for hire.

The philosophy is to encourage the local community to be part of Lincolnshire House.

## **Respite Services**

Lincolnshire House currently has three respite rooms which are located in the bungalow called Appleby House and the recently completed bungalow known as Squirrel Corner. The respite service is to give both parents/carers and users the opportunity to have a break. Local people use the service and stay for various periods; this may be for one night or up to one week.

For any potential user a visit to Lincolnshire House will be arranged. If the user then wishes to benefit from the respite service the person will be invited to spend another full day when a comprehensive assessment will be completed. After the assessment a costing will be identified from the needs which have been highlighted.

## **Independent Living Training Flats**

In September 2006 Lincolnshire House opened two independent living flats. This enhanced the overall flexibility of their services.

The objective of the training flats is to give the service user the opportunity to learn independent living skills so they can live a more independent lifestyle in the community. People may choose to live by themselves with a tenancy or in a group situation which Lincolnshire House will provide and manage.

The service user will have an agreed programme which they will set with the staff. The timetable will vary according to the training required. It is anticipated that service users will live a maximum of two years in the flats. The service users will function independently from the other services at Lincolnshire House, though they will be able to access the day care services.

## **The Planning Application**

### **The Site**

The site lies within the Scunthorpe urban area and the surrounding area is mainly of a residential character consisting of semi detached dwellings.

The Application site is currently occupied and has been considerably redeveloped over the last 13 years. It is approximately 8250 sq.m in area. The site is enveloped by mature trees which are part of the Brumby Woods. As part of the redevelopment it has been necessary to remove some of the trees with little or no impact on the surrounding area. In some cases replacement trees have been planted.

This application involves the removal of some trees and these are identified on the Application drawings and supporting documentation.

The site frontage measures approx. 62.5 m.

### **The Proposal**

It is proposed to construct an extension to the existing Activities Building to provide further and enhanced facilities to both the residents and the visiting day care visitors.

The additional facilities consist of –

Rebound Therapy Room – this not only promotes and stimulates muscle growth and control but can also boost and individuals confidence and self awareness.

Imuse Room – this is therapy provided through the use of music, light and vibration and is used to both relax and stimulate the senses by providing an Interactive Multi-Sensory Environment for improving the quality of life of people with special needs and in long-term care.

MUSE interactions support:

- expression
- communication
- aesthetic resonance
- awareness of control
- exploration
- ludic engagement.

The extension will also incorporate an additional Training Room which will be used to further train the staff and residents at Lincolnshire House.

A second, purpose built building will provide further facilities consisting of –

- Arts and Craft Room – this room will be used to improve the social interactive skills of the residents and day care visitors through the use of art such as painting, clay moulding etc.
- Hair and Beauty Treatment Room.
- Kitchen – this will be used for the teaching of residents and day care visitors in everyday cooking skills,
- Physiotherapy Room – this room will not only be used for the personal one to one physiotherapy treatment but will also double up as a ‘quite room’ where residents can have time to themselves.
- Reiki Room – see below.

Reiki (pronounced Ray-key) is a Japanese word meaning Universal Life Energy, an energy which is all around us.

### **Natural Healing**

Reiki is the name given to a system of natural healing which evolved in Japan from the experience and dedication of Dr Mikao Usui. Fired by a burning question, Dr Usui was inspired to develop this healing system from ancient teachings after many years of study, research and meditation. He spent the rest of his life practising and teaching Reiki. Today Reiki continues to be taught by Reiki Masters who have trained in the tradition passed down from Master to student.

There is no belief system attached to Reiki so anyone can receive or learn to give a Reiki treatment, the only prerequisite is the desire to be healed.

### **A Reiki Treatment**

The method of receiving a Reiki treatment from a practitioner is a very simple process. The recipient simply lies on a couch and relaxes. If they are unable to lie down the treatment can be given in a sitting position, the main thing is for the recipient to be as comfortable as

possible. There is no need to remove any clothing as Reiki will pass through anything, even plaster casts. The practitioner gently places their hands non-intrusively in a sequence of positions which cover the whole body. The whole person is treated rather than specific symptoms. A full treatment usually takes 1 to 1½ hours with each position held for several minutes.

An additional extension is proposed to the building known as Stanley Court. This consists of a further bedroom with en-suite facilities with the relocation of the visitor WC and provision of a new wheelchair storage room.

It is hoped that this will enhance further the reputation of Lincolnshire House by offering a further permanent bedroom, bringing the total number of residents to 31.

All buildings will be of single storey to match the rest of the accommodation on the site.

Externally the buildings will be constructed in brickwork with imitation slates to the roof to 'blend in' with the rest of the site.

Adequate off road parking is provided within the curtilage of the site but some of the spaces will be relocated to make way for the extension to the activities building. The provision of further parking spaces is also being sought as part of this application and details are as indicated on the application drawings.

The proposal is as indicated on drawings ref –

- 743.10 – Activities Building – Plan as Existing
- 743.11 – Activities Building – Plan as Proposed
- 743.12 – Activities Building – Elevations
- 743.13 – New Building – Plan as Existing
- 743.14A – New Building – Plan as Proposed
- 743.15 – New Building – Elevations
- 743.16 – Site Layout as Existing
- 743.17A – Site Layout as Proposed
- 743.18 – Site Location
- 743.19 – Stanley Court – Plan as Existing
- 743.20 – Stanley Court – Plan as Proposed

## **Site Survey and Description**

The site is currently protected by a Tree Preservation Order. A specialist report has been prepared and forms part of the Planning Application. All recommendations within the report are to be considered and applied as part of the Application.

Infrastructure services are available close to the site, i.e. electricity, gas, water, telephone, drainage. These should be located on site prior to the commencement of any work.

The site is in an area at low risk of flooding.

## **Conclusion**

The proposal is for the construction of additional facilities consisting of an extension to the existing activities building to provide a Rebound Therapy Room (trampolining), Imuse Room (therapy through the use of music, light and vibration) and an additional Training Room.

A second, purpose built building will provide further facilities consisting of an Arts and Craft Room, Hair and Beauty Treatment Room, Kitchen which will be used for the teaching of residents and day care visitors in everyday cooking skills, Reiki Room and a Physiotherapy Room.

A further extension is also proposed offering an additional resident occupied bedroom.

It is hoped that the addition of these extensions and new building will allow Lincolnshire House to continue providing high quality residential accommodation and respite facilities together with day care facilities for people who have some form of Cerebral Palsy.

Their principal aim being to provide as full and varied a life as possible for the people in their care.

The development has been designed and sited so that it is in keeping with the character and appearance of the surrounding area.

North Lincolnshire Council is urged to support this Application.

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