JUBILEE GARDENS EXTRA CARE

WEST PADDOCK, LEYLAND

STAKEHOLDER CONSULTATION EVENT

APRIL 2022

South Ribble Borough Council

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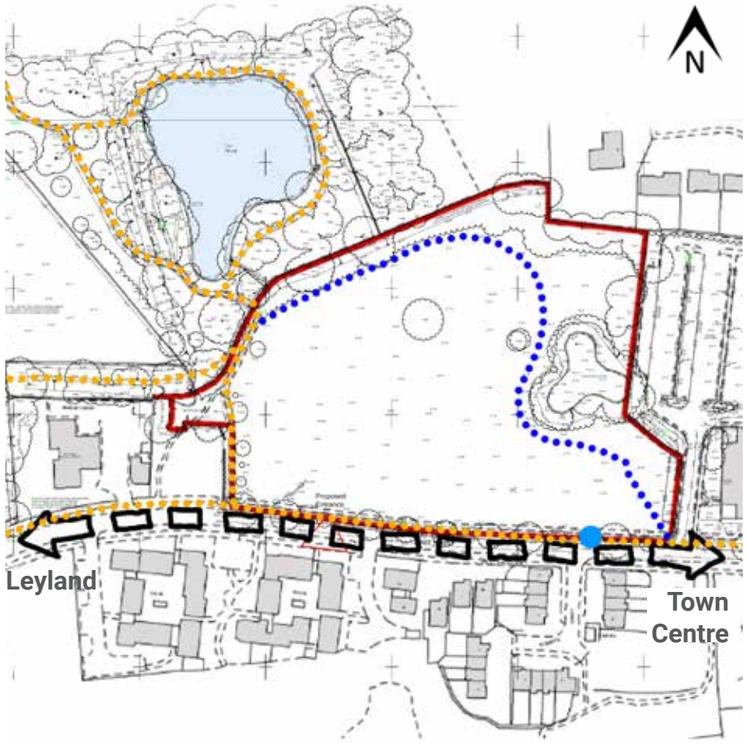
JUBILEE GARDENS - EXTRA CARE FACILITY

PUBLIC CONSULTATION - SITE ANALYSIS

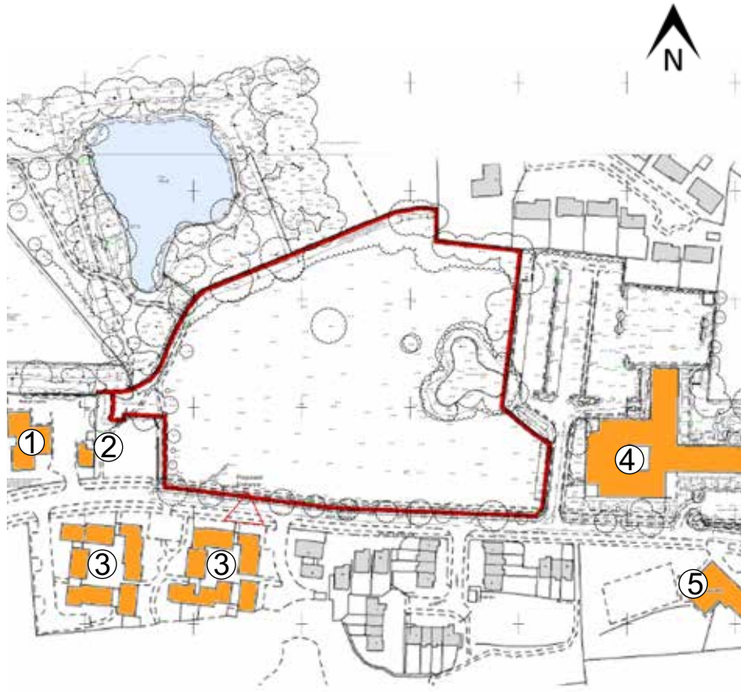
Existing Trees

- Ancient woodland trees
- Trees to be retained
- Smaller trees to existing highway grass verge



Existing Highway

- Bus Stop
- Informal Pedestrian Routes
- Formal Pedestrian Routes



Wider Amenity

1. South Ribble Domicillary Services
2. Rowlands Pharmacy
3. Jubilee Court - Progress Accommodation
4. South Ribble Borough Council
5. Leyland Leisure Centre

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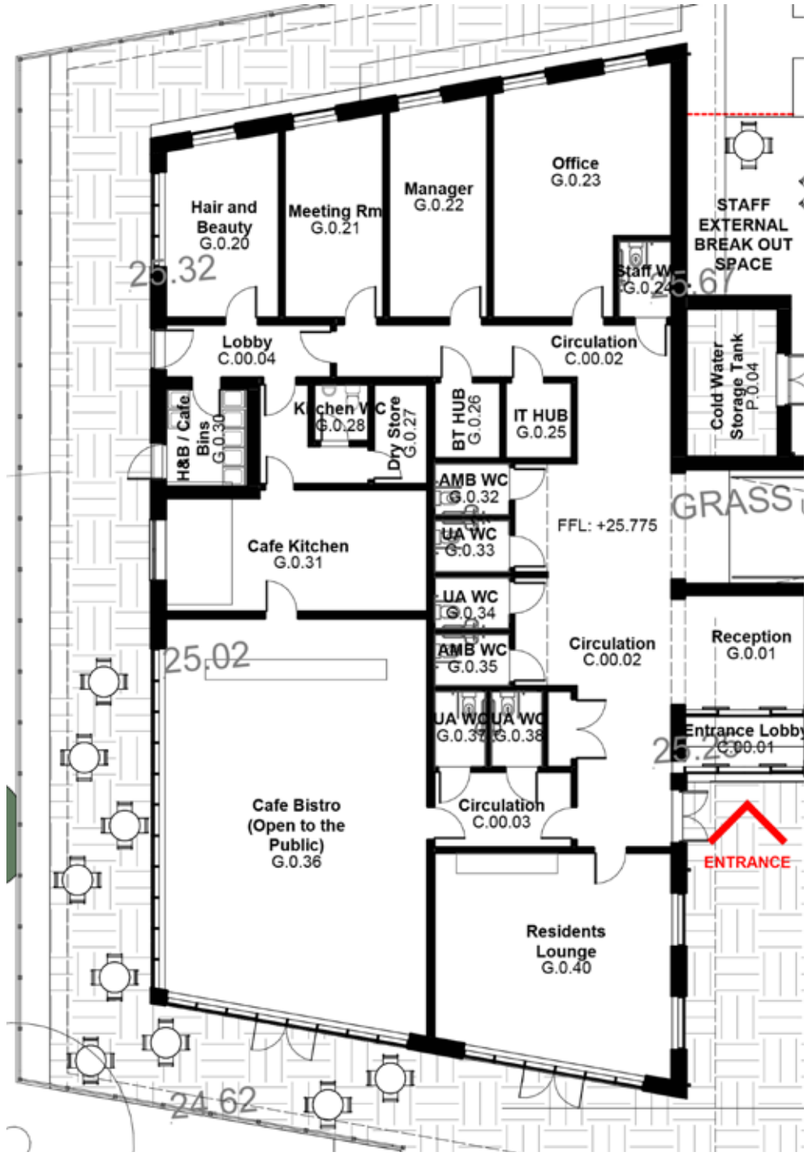
PUBLIC CONSULTATION - THE PAVILION

- Access to shared private communal living areas and semi public facilities
- Public spaces include Hair and Beauty (small retail space) and a Cafe Bistro
- Private offices for staff
- All non-service spaces acquired large windows with views out to parkland



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JUBILEE GARDENS - EXTRA CARE FACILITY

PUBLIC CONSULTATION - APARTMENT LAYOUTS

- Spacious apartments to meet national space standards
- 1 and 2 bed apartments
- Fully accessible with level access, wheel chair turning zones and wet rooms
- Large windows with views out to parkland
- Access to shared private communal living areas and semi public facilities
- Part M4(2) compliant and Partial M4(3)

1 Bedroomed Apartment - 51sqm

2 Bedroomed Apartment - 68sqm

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PUBLIC CONSULTATION - SUSTAINABILITY

BREEAM

The scheme has a BREEAM rating of very good.

Gas/Water

Jubilee Gardens will be an electric only building with no natural gas connection required. Mains cold water serving the building will be via a connection to the existing 4" United Utilities distribution main on West Paddock. Boosted cold water will serve the hot and cold requirements of the building.

Electrical

Contact with Electricity North West has been established in relation to this site. Following discussions, they are satisfied that the high voltage network and its related infrastructure will have sufficient capacity to support the proposed development. The site point of connection for the proposed development has been identified off the existing 11KV network within West Paddock Road.

Telecommunications

Contact with BT Openreach has been established in relation to this site. Following discussions, they have confirmed that there is an existing telecommunications network within West Paddock capable of supporting the proposed development.

Electrical Vehicle Car Chargers (EVC)

The site will be designed above building regulations to cover 13.5% with EVC charging points. This equates to five of the available thirty-seven parking spaces supplied with the facility to charge electric and hybrid vehicles from the building's electrical infrastructure.

The chargers shall be commercial dual plinth mounted chargers with billing capabilities and electrical usage monitoring software.

All other parking spaces shall be future-proofed by way of installed underground ducts and designed suitable electrical infrastructure to allow for future expansion of the EVC points to accommodate EVC coverage to a maximum of 100% of the thirty-seven available car parking spaces.

Fabric first - low energy in use

Fabric first approach – The design of the thermal envelope of the building is designed with a fabric first approach, ensuring the thermal insulation of the building is specified to minimise heat loss and, therefore reliance on mechanical heating systems.

The building fabric, the building services and the management of a building broadly determine the energy use of a building. In understanding this, design teams can take measures to advance sustainable design from the earliest stages of a development. However sustainability is not limited to issues concerning energy consumption.

Photovoltaic panels

To achieve a dwelling emissions rating of 19%, the BRUKL model does not require installing a PV system. However, the client has requested a PV array be installed, which is anticipated to equate to a minimum 100kW system, providing offset energy to the building. This energy will directly feed into the landlord's electrical infrastructure of the building to offset the energy bills.

Air source heat pumps

Heat pumps use the refrigeration cycle to take low-grade heat from the air, water or the ground (a renewable resource) and deliver it as higher-grade heat to a building. Heat pumps take in heat at a certain temperature and release it at a higher temperature, using the same thermodynamic process as a chiller. The technology is very efficient. Depending on the source of fuel, heat pumps can generate higher output than the input.

Whilst a heat pump is clearly not a wholly renewable energy source as it requires some form of input, the renewable component is considered as the heat extracted from the air, water or ground, measured as the difference between the heat outputs, less the primary energy input and plus the primary energy losses. Heat pumps have been utilised on this project to provide both LTHW heating and domestic hot water generation.

Provision of Ventilation and Heat Recovery Systems

Natural ventilation shall be utilised throughout the building where possible. Due to the layout of the building, natural ventilation alone is not a feasible solution and mechanical ventilation is required in several spaces.

Where mechanical ventilation is required to reduce the amount of energy used, the fan efficiencies will be designed in accordance with the current Energy- related Product (ErP) Directive.

In addition to the above it is proposed to make use of heat recovery in the form of plate heat exchangers. The heat recovery efficiency should not be less than 73%.

Where appropriate, it is proposed to make use of variable speed drive (VSD) technologies for fans and pumps installed within the building.

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PUBLIC CONSULTATION - LANDSCAPE DESIGN

1. Rain Gardens – Rain gardens are proposed around the building, these will intercept water runoff from the roof and hard surfaces, these features slow the flow of water down, improve its quality and can decrease the amount of water by a small amount. Rain gardens will be planted with species that can tolerate both dry and wet conditions and those that will benefit wildlife.

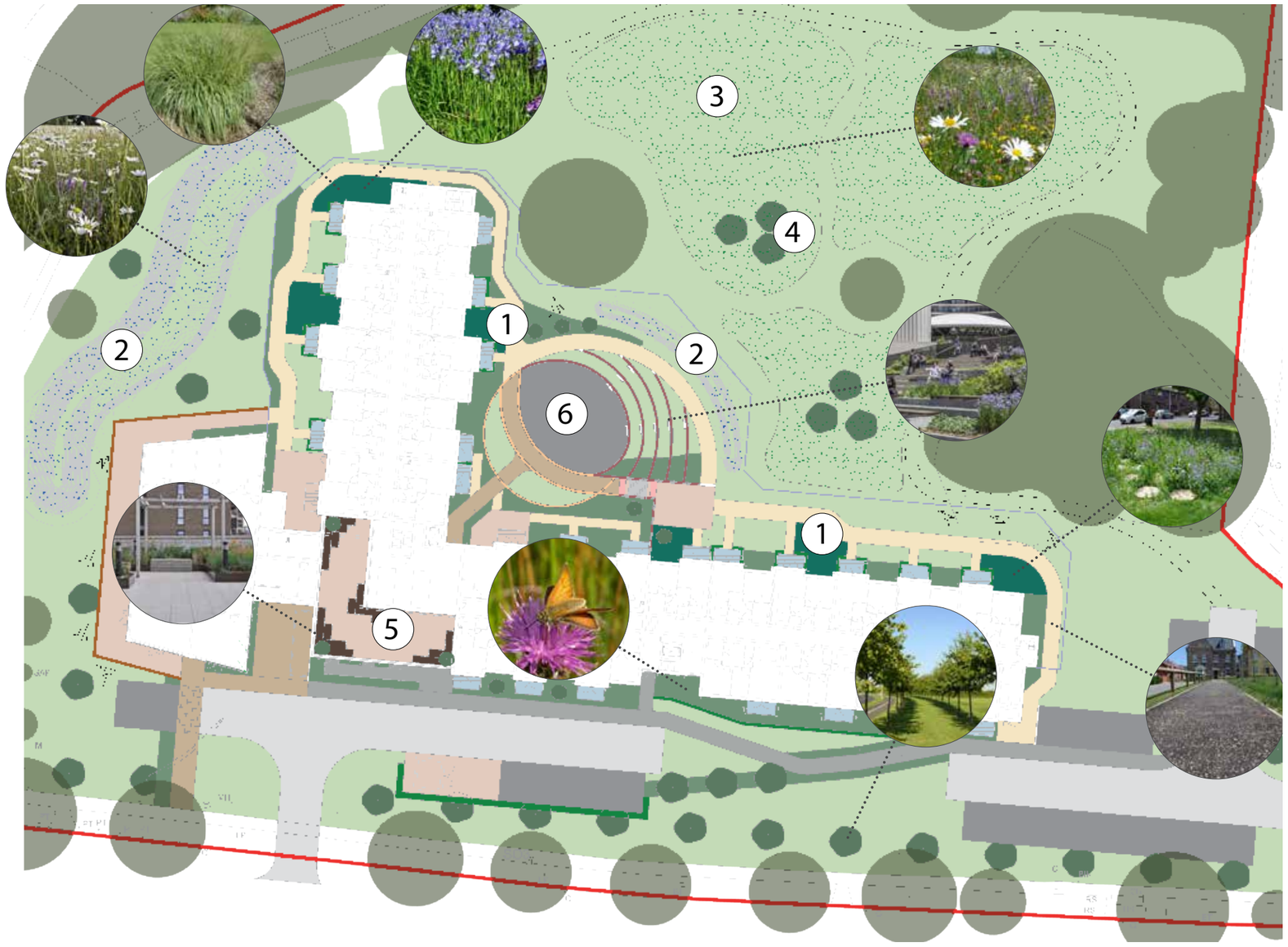
2. Swales – One large swale and a smaller swale are proposed on the scheme, these allow water to be transported to the next stage of transmission. Whilst water is in the swale it is slowed and its quality improved. Both of the swales in the scheme are an ideal opportunity to introduce native wildflower planting that enjoys slightly damper conditions.

3. Wildflower planting – The large open space to the north of the building will be improved by the introduction of new areas of wildflower seeding, wildflowers help support all our native wildlife

4. Native planting and planting for pollinators – Native planting is key to supporting all out wildlife, the scheme will include native hedgerow planting and tree planting to the wider open space. The gardens will also include native species as well as ornamental species that are beneficial to pollinators.

5. Balcony garden – The balcony garden will be a space to relax in the sun, the area will include seating areas and raised planters to encourage horticultural activities. Plants on the balcony garden will be suited to dryer more exposed conditions whilst also being beneficial to pollinators

6. Sunken garden – The sunken garden to the north of the building includes an open space to allow group activities and a series of terraces where residents can enjoy the sun and partake of horticultural activities.



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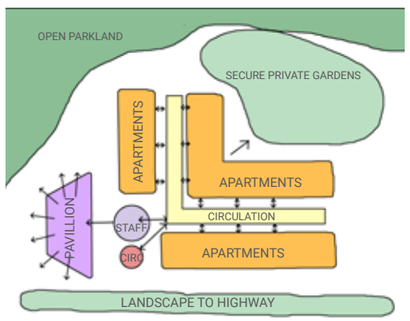
PUBLIC CONSULTATION - THE DEVELOPING DESIGN



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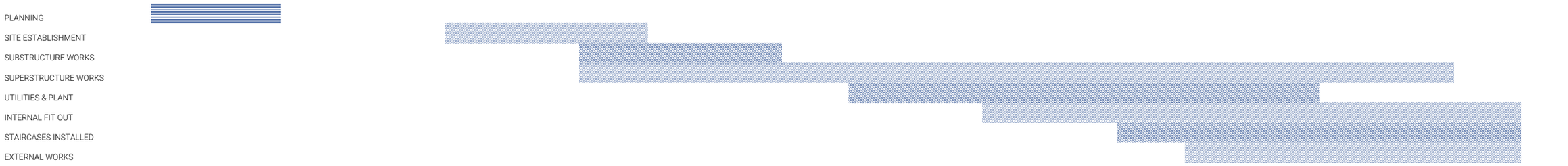
JUBILEE GARDENS - EXTRA CARE FACILITY

PUBLIC CONSULTATION - THE PROGRAMME

PROJECT PROGRAMME



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PUBLIC CONSULTATION - THE DEVELOPING DESIGN

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