



MAYFIELD ELEVATION TO QUEEN'S PIER ROAD



MAYFIELD ELEVATION TO PARSONAGE ROAD

- This project has been carefully designed to provide comfortable accommodation built to modern insulation and spatial standards.
- The external appearance interprets the existing features and characteristics commonly found in Ramsey.
- The scheme has received Planning and Building Regulations Approvals and once the scheme has received Treasury Approval will go forward with this much-needed accommodation for our Older Persons population.
- Construction is due to commence in October 2018 and will be complete in April 2020.

Ramsey & Northern Districts Housing Committee

Mayfield Sheltered Housing

Proposed development of 37 No. 1 and 2 Bedroom Apartments with communal facilities and built to modern housing standards



RAMSEY & NORTHERN DISTRICTS HOUSING COMMITTEE

MAYFIELD SHELTERED HOUSING COMPLEX

**AN ATTRACTIVE NEW DEVELOPMENT TO PROVIDE A TOTAL OF
37 No. 1 AND 2 BEDROOM APARTMENTS FOR OLDER PERSONS**

- The proposed development takes the form of a 3 storey building.
 - The external building envelope has been designed to be low maintenance but to present a pleasing aspect on one of the major routes into the town.
 - Ground floor will comprise main entrance foyer, circulation areas, staff areas and communal facilities, together with plant room and MUA meter room accessed externally.
 - The First and Second floor will comprise of circulation areas, landing, 14 no. apartments and store room on each level.
 - There are 37 no. apartments, 10 of which are 2 bedroom -2 being located on the ground floor; 4 no. located on the first floor and 4 no. on the second floor.
 - The remaining 27 units are 1 bedroom apartments spread across the three floors.
 - The building takes the form of an 'L' shape which has been moulded from the existing boundaries, features, topography and also influenced by the required open space and parking requirements.
 - The foyer provides a natural break; introduces larger areas of glass which in turn provide natural light into the entrance, main foyer and first and second floor landings.
 - A Mobility Scooter storage and re-charging area for 10 scooters is located next to the main entrance and accessible from outside but also internally from the eastern corridor.
 - The building has 3 staircases; a main central stair and a stair at the end of both the East and West wings.
 - Two passenger lifts – 1 no. 13 person and 1 no. 17 person – will be provided one of which will also be classed as an evacuation lift which makes use of a secondary power supply.
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- All corridors are 2m wide(6' 6") and entrance doors to the individual apartments have been recessed allowing potential changes in texture, finish and colour – to give individual identity. A mixture of ceiling and wall lights will provide adequate and interesting lighting.
 - The internal gross floor areas for the apartments comply with the recently published 'Design Guide – Affordable Housing Standards'.
 - Each apartment features a central entrance and hall with ample turning area and storage space. The hall allows access to the shower room, bedrooms, lounge/diner and kitchen.
 - A sprinkler system – as required in sheltered housing under the new housing standards, will be installed.
 - A Warden Call system will be installed. A Door Access installation will be provided at the main entrance allowing tenants to gain access via a security fob. This system will also be linked to the Warden Call intercom/ call point in each apartment and also enable a visitor to call a tenant's apartment direct from the entrance and the Tenant to release the main entrance door for the visitor to enter.
 - The fabric of the building and associated services have been designed to achieve enhanced performance in energy efficiency beyond the requirements of current Building Regulations: – it is estimated that a potential future saving in the region of 43% for the 'Heat loading' for the building has been achieved by recent reviews carried out by the Design Team at the request of the Client.
 - Under-floor heating will be provided in each apartment plus a heated towel rail in the shower room – this will add to the comfort levels for Tenants and optimise the availability of useful wall space in the apartments.
 - Energy Efficient equipment will be used including Low Energy Lighting; and extractor fans for each apartment will include heat recovery.
 - A total of 24 no. parking spaces are associated with the complex including 2 no. disabled spaces and a drop off area located close to the main entrance.
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