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 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.

- 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.