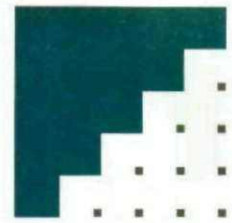
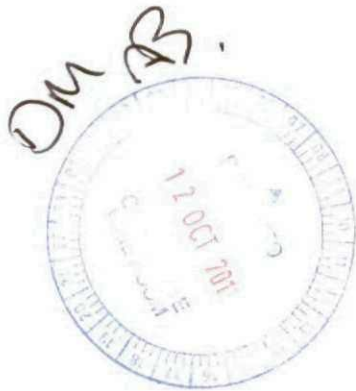


Ref: IAM/CM/1535/F

Planning Department
Barnsley MBC
PO Box 604
Barnsley
S70 9FE

6 October 2011



ALSTON
MURPHY
ASSOCIATES LTD

architects
design consultants

Dear Sir

RE: Proposed 80 Bed Care Home, Mapplewell, Barnsley DHJ 6BB

Following the deferral of the above application by the committee, please find enclosed additional information to support and supplement the application.

Car Parking

Our Application showed a parking provision on site of 15 spaces, which I believe was acceptable to Highways. The site, however, can easily accommodate more parking and we have taken this opportunity to indicate a further 4 spaces, without affecting any manoeuvring processes. In addition, the parking spaces outside the curtilage of the site are only in demand when parents drop off or collect their children. The Care Home will be organising staff start and finish times to avoid any clash with the school use, as that is the sensible way forward.

While the application has been considered, the design development has progressed and Building Control and Engineering have had input into the design. This has led to some minor amendments to the scheme, which we enclose for your information.

Access Road

The existing access road is actually owned by the Council and they were notified as part of our Application, as our Client has a legal right of access to the Home site with an informal arrangement to use the parking on the road, provided it does not conflict with school use. Unfortunately, we outlined the access road erroneously in blue, and enclose a new site plan with our Client's ownership shown in red.

For the avoidance of doubt, the Client has no right to stop the school using the access road.

Adult Social Services

We have spoken to the Head of Commissioning, Mr J Rollin, who was also consulted at the outset by the Client and who has confirmed his support for the proposals. The actual Home will be registered by CQC and it is designed to exceed their design standards.

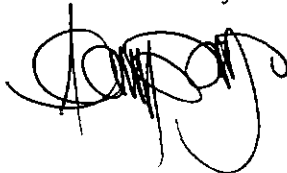
For Building Control reasons the staircase within the two storey section of the building has been repositioned, to allow for additional escape means from the second floor activity space, which requires a gable instead of a hipped roof at this end of the building. This will have no impact on any neighbouring properties and we consider this a minor amendment.

In conjunction with this, though, the design development has allowed us to reduce the height of the eaves and overall ridge height of both the three and two storey sections by 230mm.

Updated plans and elevations highlighting the minor amendments made to the scheme are enclosed for your information:-

1535 L(9)01	Site Plan, as proposed, Rev A
1535 L(0)01	Level 1 Plan, as proposed, Rev C
1535 L(0)02	Level 2 Plan, as proposed, Rev C
1535 L(0)03	Level 3 Plan, as proposed, Rev C
1535 L(0)04	Roof Plan, as proposed, Rev A
1535 L(0)21 - 27	Elevations, as proposed, Rev A

Yours faithfully



IAIN MURPHY

Alston Murphy Associates Limited

Encs