

Design & Access Statement

Change of Use at 34 Verona Rise, Barnsley

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Introduction

This Design and Access Statement has been prepared on behalf of Pearl Homecare Ltd. It accompanies a detailed planning application for the change of use of an existing detached dwelling house to form a new children's care home situated in Barnsley.

This statement should be read in conjunction with the planning application and corresponding drawings, also created by the author, Susan Sutherland.

This Statement seeks to both set out the design principle and concepts that have been applied to the proposed change of use and explain how issues relating to access to the development have been addressed.

Context

This section demonstrates the physical, social, and economic characteristics of the site and its context.

Physical

The application site comprises of an existing detached dwelling house within a suburb of Barnsley. The planning red line extends to an area of 275m², 0.0275 hectares.



Site Location

(Source: Google Maps 2024)

The site sits within a well populated suburb of Barnsley. Access to the site is via a small side road directly off Verona Rise.

The majority of the units around 34 Verona Rise are residential with several small businesses situated to the south of the site, mainly food outlets and a small pub.

The site is easy to access, with ample parking to the front of the property and the small side roads around the site.

Accessibility

The application site is conveniently accessible by a range of means of transport, including non-car modes. Existing access is well established into the small cul-de-sac and will be maintained.

By car, the application site is directly accessible via Verona Rise, the main access and egress point for the detached dwelling and the neighbouring properties.

There are no cyclist lanes on the road heading towards site, however, the road widths allow a good amount of area for both motor vehicles and cyclists to navigate their way to site. Storage for cycles can be accommodated for with the garage which is being retained for storage.

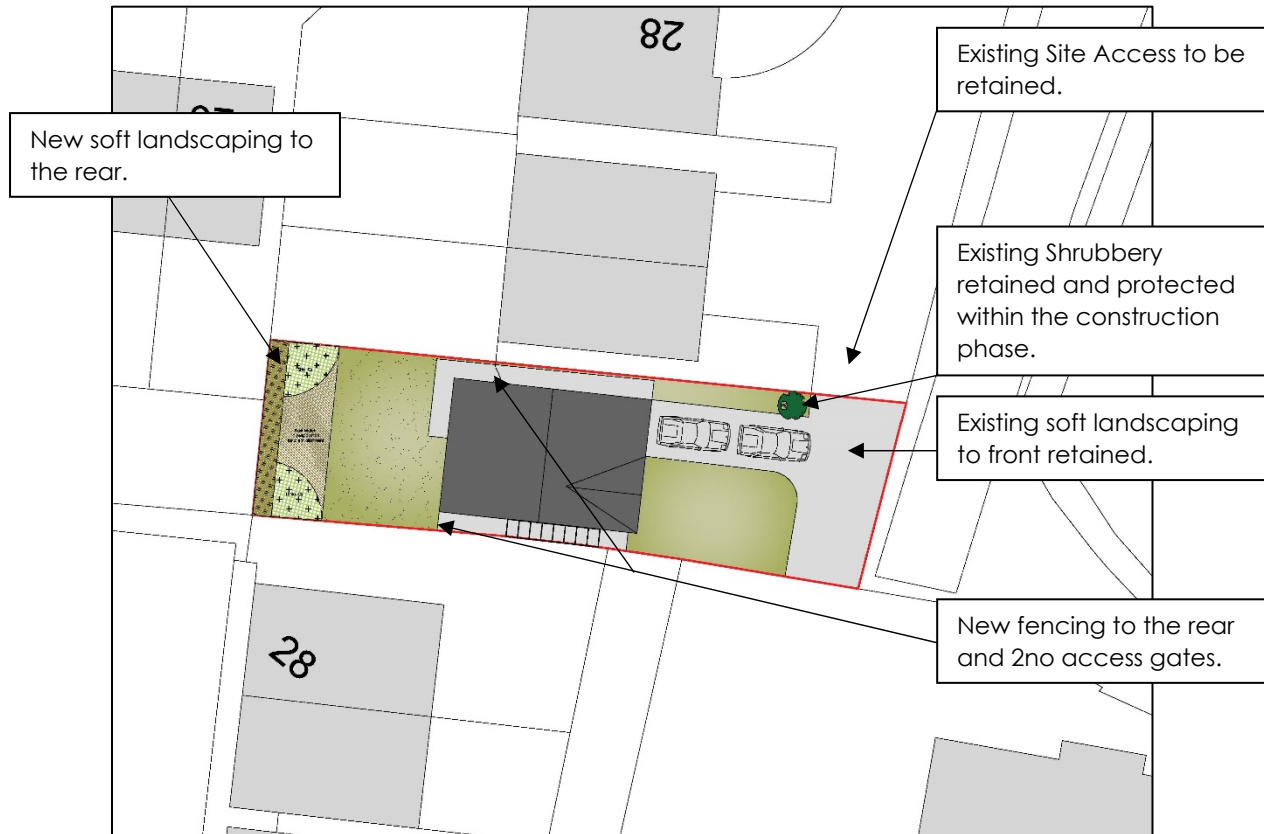
There are public transport links to and from the application site, and local amenities are available with connections to different local area. The closest bus stop to site is located near a small convenience store on Snape Hill Road.

Existing pedestrian footpaths are available directly up to site with no changes required.

Analysis of the Proposal

This section evaluates the information gathered in order to identify the key design principles relevant to the subject proposal.

The Proposed Development



Design Principles

The primary influences on the nature of the proposal are:

- Existing neighbouring dwellings, preventing any negative impact.
- Retention of existing habitats and improvements to the environment.
- Improvements to the dwelling to conform with new use and meet the requirements of the client.

Use

The existing dwelling will be refurbished to accommodate the new use, while ensuring minimal disruption to neighbouring properties. The new use, a new children's care home (class C2); will provide sanctuary to those in need, while externally showing minimal change from its current use. This will allow the facility to blend into its surroundings, while still acting as a much-needed refuge for children and families in the area.

Layout

The external and internal layouts are predominantly unchanged.

The changes are limited to a new light and sound room, occupying an existing reception room to the front of the property and a new external landscaping area to the rear, including levelling of the yard.

The remaining amendments are to ensure the New Childrens Care home meets currently building regulations. These include:

- New Fire Doors
- New Fire alarm system with emergency lighting (please refer to supporting documentation)
- Fire lining to escape corridor.

Appearance

The appearance of the proposed Childrens Care Home is predominantly untouched other than maintenance. This is driven by the client's determination to make the home a "home away from home" for the future occupants.

Internally the dwelling is to be finished with all the home comforts required for any developing child and young adult.



Summary

This statement has summarised how the design principle and concepts for the change of use have been established.

Use: The scheme includes a change of use from a dwellinghouse into a class C2 children's care home.

Layout: Internal and External layouts are unchanged to allow the site to remain in context with the neighbouring dwellings.

Appearance: Unchanged to allow the site to remain to remain in context with the neighbouring dwellings.

Landscaping: Refer to landscaping drawings which allows for removal of existing allotment and new soft landscaping to the rear.

Access: The main access will not be altered, nor will the current parking arrangement. The site is accessible by most forms of transport including by cycle and by foot.