
DESIGN AND ACCESS STATEMENT



**ALTERATIONS AND EXTENSION TO EXISTING SHOP BUILDING
TO CREATE A COMMERCIAL KITCHEN FACILITY AT**

**LOW LAITHES VILLAGE,
OLD FARM LANE, WOMBWELL, BARNSELY**

FOR THE HESLEY GROUP

CLIENT: THE HESLEY GROUP

JOB: 2017

DATE: OCTOBER 2010

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Foreword

This Design and Access Statement has been prepared on behalf of The Hesley Group to accompany an application for consent to erect a single storey extension and canopy to the side of an existing shop building which is to be converted to a commercial kitchen facility.

The format of this statement is drawn from both Central Government requirements as detailed with Section 3 of Circular 01/2006 "Guidance on changes to the development control system" which became effective on 10th August 2006, the Town and Country Planning (General Development Procedure) (Amendment) order 2006 and the advisory document "Design and Access Statements" published in 2006 by the Commission for Architecture and the Built Environment.

With this being said, as a minor development, issues of scale, appearance and landscaping have been combined in the interests of brevity.

If there are any queries as to the content or detail of this statement please contact the author at the address below.

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Design Component

The submitted application is for the creation of a single storey extension to the side of an existing shop building and canopy over the existing external waste compound.

The existing shop building will be converted to create a centralised commercial kitchen within the site to cater for residents of the already established care home facility known as Low Laithes Village, operated by The Hesley Group who cater for young adults with autism and severe learning difficulties.

As the proposed use is ancillary to the site no change of use is required for the conversion of shop to kitchen.

Layout

The site is located within the development of Low Laithes Village, accessed via Old Farm Lane off Wombwell Lane as illustrated on drawing 2017-01.

The building is located to the front of the site and is visible from the visitor's car park.

Scale

The building is single storey in stature and encloses the East side of the entrance forecourt.

Constructed as part of the overall development in 2007 to create a residential care home facility under ref. 2006/0205, the building was constructed in natural stone and natural blue slates with stone slate spreader tiles at the eaves to reflect the vernacular architecture of the Farm House. The building was originally constructed to provide ancillary shop facilities to the site.

The Hesley Group wish to change their approach to managing their residents on site and require facilities to prepare meals for every resident for collection or delivery.

The existing shop building which is under-utilised for its current use has been highlighted by The Hesley Group as a convenient location within the site to serve and prepare food and is suitable for conversion.

The existing building will predominately remain as existing in appearance. A window will be created in the North elevation for the purposes of natural daylight and natural ventilation.

The kitchen has been designed to cook and prepare meals for 80 covers per day. A dry store for storage of supplies is necessary which cannot be catered for within the existing building itself. It is therefore proposed to construct a single storey extension to the South elevation which will occupy the back corner of the existing external waste compound area.

The extension will be constructed to reflect the existing building to ensure it is in keeping with its surroundings.

The remaining area of external waste compound which will be retained for that use is to receive a canopy over comprising single sheet metal profiled roof sheeting with profiled verge flashings finished in PCC to BS 14C39 Dark Green on purlin supports.

The scale of the proposals have been confined within the existing built form of the development and therefore creates minimal impact.

Landscaping

The site is predominately hard landscaping around the immediate area of the proposed commercial kitchen with planting in front of fencing and walls to soften the aesthetics of the area.

Appraising the Context

The proposed conversion of the shop to commercial kitchen remains an ancillary use to the existing residential care home and therefore a change of use application is not required. However, due to there being no permitted development rights for residential care homes a Planning application is required for the dry store and canopy.

The proposal will create opportunities for 4 full time permanent staff.

Access Component

Pedestrian access remains unaltered to the building which is afforded level access to both doors on the West elevation.











