

**M5505**

**DESIGN & ACCESS  
STATEMENT**

Proposed Garage at  
Care Home Redevelopment,  
Willoughby House, St John's Road,  
Cudworth, Barnsley S72 8DE  
For  
WNF Group Limited

Prepared by DWA Architects Limited  
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## **Introduction**

WNF Group Limited have appointed DWA Architects Ltd to assist in re-developing the disused former Care Home 'Willoughby House' on St John's Road, Cudworth, into a fully functional Care Home, providing re-planned internal facilities to meet the needs of current care legislation and user demands.

WNF Group Limited provides assistance for adults with learning disabilities through support, development and respect. They provide individual person centred sustained support that works towards achieving personal goals.

The Architects for the development are DWA Architects Limited which was formed in 1988 and is a multi disciplinary design practice specialising in Care Home design.

## **Physical Context**

The site is located on St John's Road, Cudworth and the existing building is a former vicarage, and latterly a care home providing 30 bed spaces. The site is currently under redevelopment to provide a 16 bed space care home facility.

The building is located up a 65m length drive, and the building is some 7.5m above street level. The building is viewable through trees spaced along the driveway, and is of two-storey construction, comprising of red brick walls, brown double-pan concrete roof tiles, and generally white UPVC windows & doors.

External surfaces are tarmac to the main drive & hard standing areas, whilst there is an adjacent sloped grassed garden to the front of the site. Once up the access drive, the top of the site is relatively level.

## **Existing Garage**

There is no existing garage on site. This provides no secure parking or garden storage facility.

## **Proposed Garage**

The garage will primarily be used as a garden store, housing maintenance & garden maintenance equipment, though it is large enough to also accommodate a vehicle. The garage will be fully lockable and inaccessible to residents. The garage is to be located in the south-east corner of the site, directly at the top of the driveway. The garage is tight up to the boundary, where the east boundary is an existing 1.8m red brickwork wall, and the south boundary is an existing 700mm brickwork wall with 1000mm close boarded fence panels above.

Proposed materials are red brickwork external walls and single-ply flat roof to match existing main-building on site.

## **Scale**

The proposed garage has been kept as a single garage so as to still provide vehicular turning within the parking area. The garage has been designed with a flat roof and 2.4m ceiling height to minimise visual impact on adjoining neighbours.

## **Maintenance**

WNF Group Limited is an established company who have internal procedures to ensure planned maintenance, which incorporates procedures to be adopted for reporting and dealing with defects. These procedures ensure regular maintenance is carried out and that worn or defective fixtures and furnishings are replaced before they become hazardous.

## **APPENDIX**

### Drawings:

|       |                                          |
|-------|------------------------------------------|
| M5505 | 66A Location Plan                        |
|       | 74B Site Plan as Proposed                |
|       | 76- Garage Plan & Elevations as Proposed |