

Design and Access Statement

Proposed residential conversion and change of use at Rockley Dene, 86 Park Rd, Worsborough, Barnsley, S70 5AD

Please read in conjunction with the following drawings and information:

- *A24-17-001 Site Location and Block Plan*
- *A24-17-002 Existing and Proposed Site Plan*
- *A24-17-003 Existing Topographical Survey*
- *A24-17-004 Proposed Parking and Refuse Strategy*
- *A24-17-010 Existing GA Plans (Building 1)*
- *A24-17-011 Existing GA Plans (Building 2)*
- *A24-17-012 Proposed GA Plans (Building 1)*
- *A24-17-013 Proposed GA Plans (Building 2)*
- *A24-17-014 Existing Elevations (Building 1)*
- *A24-17-015 Existing Elevations (Building 2)*
- *A24-17-016 Proposed Elevations (Building 1)*
- *A24-17-017 Proposed Elevations (Building 2)*

Design Statement

1. Introduction

- 1.01 Kruidberg Capital have recently acquired the ex-care home at Rockley Dene, 86 Park Rd, Worsborough, Barnsley, and seeks planning permission for a change of use to turn the existing buildings on the site into 24.no residential units.
- 1.02 Kruidberg Capital have been operating for several years and is extremely passionate about providing high quality living accommodation in the Barnsley Borough. Kruidberg is a local family run business who are proud to be providing the local people of Barnsley with high quality living accommodation, as well as providing local tradespeople with employment.

2. Location

- 2.01 The application site is in Worsborough, a suburb located within the Barnsley Borough. The location of the site is south of the main town centre on the A61.
- 2.02 The site is well located for public transport with regular bus routes serving the site and bus stops 100 yards away in both directions.
- 2.03 The area comprises of high density residential with a few commercial / retail units in the close vicinity. Park Road contains a variety of house types in a mixture of material finishes from brick, stone, and render.
- 2.04 Generally, most of the dwellings accessed directly off Park Road do not benefit from off-street parking, while dwellings accessed via side roads are set back and have varying amounts of off-street parking.

3. The Site

- 3.01 The application site is made up of two main buildings and sits on circa 1 acre of land. There is a gradient which falls around 5m across the site from north to south.
- 3.02 The first building (referred to as building 1) is the original two-storey detached house to the north of the site which has been extended over the years to suit the previous use as a care home. The house has a two-storey side extension with single storey rear, side and front extensions covering the top part of the site.
- 3.03 The second building (referred to as building 2) is to the south of the site and is a newer building, purpose built to facilitate the provision of care. It has a dedicated commercial kitchen, lift and entrance foyer.
- 3.03 The existing buildings do not have any substantial architectural merit but benefit from being set back from the A61 with separate access / driveways to each building.
- 3.05 It is proposed that the existing site and access is retained and re-purposed with minimal change.
- 3.06 Proposed parking arrangements have been indicated on the plans and is proposed that the northern entrance is widened to allow a greater visibility splay onto the A61. Proposed refuse locations and quantities have also been indicated on the plans.

4. Amount

- 4.01 The application site marked in red on the location plan measures circa 1 acre, of which circa 1000sqm is existing hard standing / parking areas, with the rest of the land not taken up by the buildings a mixture of softer landscaping and trees.
- 4.02 The existing buildings have an internal ground floor area of circa 1200sqm, and it is proposed to convert these into 24.no high quality self-contained dwellings over two storeys, with a mixture of one and two bedroom flats. It is proposed to add a small extension to the northern building to make best use of the space and clean up the side elevation.
- 4.03 The following number and type of dwellings are proposed:

<u>Qty</u>	<u>Type</u>
7	1 Bedroom Flat
17	2 Bedroom Flat (including 2.no Accessible Dwellings)
24	Total Number of Dwellings Proposed

Note: The above types have been developed in line with national internal space standards for dwellings and may be subject to change during the construction process when the existing structure has been fully assessed and feasibility of adding / removing partitions has been determined.

5. Layout

- 5.01 It is proposed to re-configure the internal layout from its previous use as a care home facility into residential dwellings, therefore the layout will need to suit this type of use and adhere with the national minimum space standards.
- 5.02 Internally, the principal entrance to building each will be retained in its current position and the rooms portioned up to suit residential accommodation. Existing walls will be removed as necessary and new walls introduced to make best use of the spaces as well as improving the specification to meet Robust Details standards. Attention will be given to ensure all dwellings have access to windows and natural daylight.
- 5.03 External amenity space is to be provided on the land surrounding both buildings, where parking is not identified.
- 5.04 Building 1 (to the north) is proposed to comprise of 10.no ground floor dwellings, 5 of which have separate external access and 2 are proposed to be wheelchair accessible. The upper floor compromises of 4.no dwellings, therefore 14.no in total.
- 5.05 Building 2 (to the south) is proposed to compromise of 6.no ground floor dwellings, with 4.no dwellings proposed on the first floor. 3 of the dwellings benefit from separate external access with the rest accessed from a main entrance and communal area.
- 5.06 In both buildings it is proposed to retain most of the existing access routes and circulation, however a full assessment by a fire engineer will be required to determine proposed fire escape routes and appropriate access for the fire brigade.

6. Scale and Appearance

- 6.01 The scale and appearance are to remain as existing, with no significant change. Externally it is proposed to retain the red brick and interlocking roof tiles where possible and make good where necessary.
- 6.02 It is proposed to replace all existing windows / doors with new uPVC units that comply with Building Regulations in terms of fire escape widths, U-values etc...There may be instances where existing positions have been altered to suit the change of use to dwellings.
- 6.03 A small single storeys extension to Building 1 (to the north) is proposed in materials to match the existing. The extension is proposed to make best use of the space and simplify the elevation, removing the previous care home entrance etc...

7. Landscaping

- 7.01 It is proposed to retain the existing external amenity space in terms of amount and make enhancements where necessary to encourage biodiversity, in line with the proposed landscape layout submitted alongside this application.
- 7.02 The existing site is limited in terms of the number of parking spaces which could be provided due to the existing site layout. With utilising the existing parking arrangement / areas of hard standing which

are already available then it is possible to achieve circa 24.no parking space, therefore 1.no per dwelling. The proposed parking strategy is identified in the accompanying plans.

7.03 To enable this provision the scheme proposed to widen the junction at the north of the site in order to allow for an improved visibility splay onto the A61.

7.04 Refer to Urbana (the planning consultant) for information on Biodiversity Net Gain relating to the scheme.

8. Design

8.01 The proposed residential units have been carefully designed in line with the spatial requirements set out in the technical housing standards. The design also considers retaining as much of the existing internal partitioning as possible to minimise the amount of change and overall impact of the proposed scheme.

8.02 A key consideration has been achieving good amounts of natural daylight into each dwelling and space in order to provide a good quality living environment. All bedrooms and living areas have therefore been planned to ensure each has access to at least one window.

8.03 The internal fit-out will be high quality and fully designed prior to construction. Joinery items such as kitchens etc... will be tailored to suit each dwelling with consideration given to placement of sockets / switches and radiators to ensure a successful layout of furniture when the dwellings come to being furnished.

8.04 All dwellings have access to at least one bathroom with overhead shower, WC and sink, all finished to a high quality. Some of the larger units have access to en-suites, however the position of these is determined by the existing building design.

8.05 Wheelchair accessible dwellings identified on the plans will be fully accessible with level thresholds & ramps where required. The design of these dwelling will extend to the bathrooms where grab rails etc... will be installed to comply with current building regulations.

8.06 The dwellinghouses (flats) will have access to a generous external amenity space which surrounds both buildings with a level change across the site.

8.07 The materials proposed on the single storey extension are to match the colour and appearance of the existing building and constructed in a traditional manor.

9. Sustainability

9.01 The construction of the building will be fully compliant with Part E of building regulations; however, it is intended that the insulation specification of walls, floors and roofs will be increased to support a reduction of heat loss through the fabric.

9.02 Materials will be sourced locally and where possible spoil from the excavations on the site will be redistributed within the landscaping available on site where possible.

Access Statement

10. Approach

- 10.01 The building is within convenient walking distance of highways and public transport.
- 10.02 The scheme is proposed to have an element of off-street parking and has excellent transport links within the vicinity and walking distance of the site.
- 10.03 A ramped approach to the principal entrance will provide level access at 1:20 maximum gradient. A level threshold and clear opening widths to meet Building Regulations Part M will be provided.
- 10.04 Hard standing surfacing to paths and patios will provide a slip resistant and even surface.
- 10.05 External lighting will be provided.

11. External Ramps

- 11.01 Ramps are generally accompanied by steps, for ambulant disabled people. Where level changes are between blocks the paths will be graded to comply with current regulations without steps.
- 11.02 Ramps will be wide enough and suitably graded for their intended use.
- 11.03 Suitable handrails will be provided on both sides, where required.
- 11.04 Surfacing to ramps will provide slip resistance and edge protection will be provided, where required.
- 11.05 All ramps are to be permanent.

12. Entrances

- 12.01 Proposed front door will be clearly visible.
- 12.02 All door openings will be wide enough for their function and level thresholds will be provided at external entrance doors.
- 12.03 Vision or side panels will be provided to all entrance doors.
- 12.04 There is adequate space alongside the leading edge for a wheelchair user to open the doors.

13. Internal

- 13.01 Internal ground floor access and minimum clear widths of unobstructed openings will be achieved in circulation areas.
- 13.02 The provision of a safe means of escape route from the building is to be provided via compliance with Building Regulations Part B.

- 13.03 All door widths and openings are to meet the minimum requirements of Building Regulations Part M and BS 8300 (for clear opening type and heights of handles, vision panels, door closers etc...).
- 13.04 Internal layouts and designs will be compliant with Part M of the current Building Regulations.
- 13.05 Electrical switches and sockets to be at 450mm to 1200mm above finished floor level.

14. Conclusions

- 14.01 The proposed change of use from the former care home at Rockley Dene to residential dwellings (flats) will make best use of the available space while retaining the existing buildings on site with little disruption. The proposed conversion will create high-quality living space for future occupiers in the local area.