

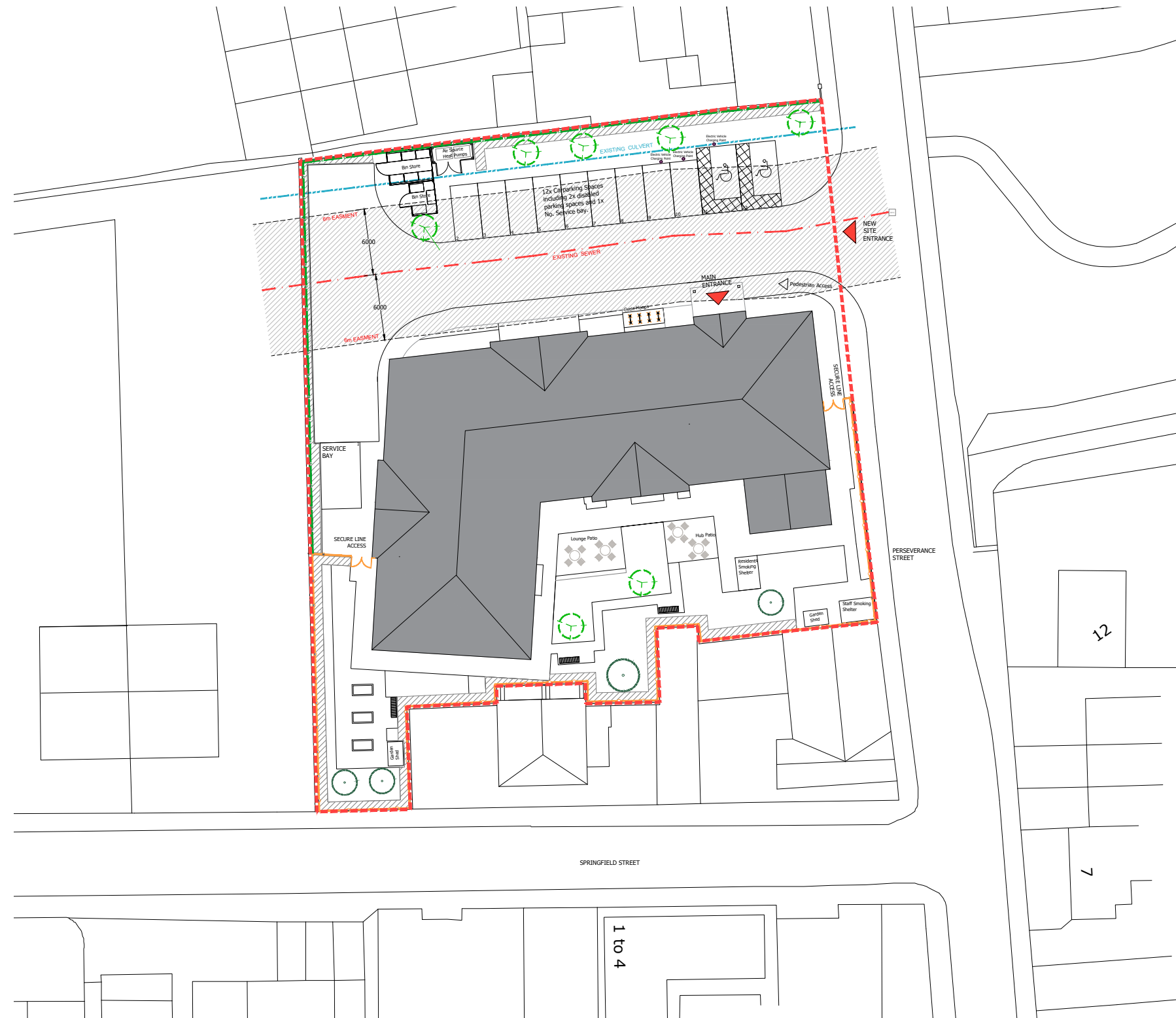
### 3.4 The Proposal

The proposal consists of a full planning application for the site located on former car parking land for the now redeveloped Springfield House off Perseverance Street and Springfield Street. The proposal is for a 33-bed specialist care unit with associated car parking and landscaping to the site.

The facility will consist of 3 x 11 bed units which will be accommodated by nursing staff, and required amenity facilities, alongside dining room, quiet rooms, and lounge areas, shared on each floor.

The space is designed to ensure privacy and security for the residents whilst also maintaining communal and visitor accommodation which can be utilised to provide areas of socialisation around the building. Additionally, these spaces are located to utilise the external spaces to the Southern aspect of the building, providing access points out to landscaped garden areas.

Servicing of the building will be on the Ground floor level with the main kitchen for the building located in a readily accessible location. The location of spaces throughout the building have been to provide a space which works for the residents, visitors, whilst also accommodating the main access point, fire exits and ancillary requirements.



Proposed Site Plan

3.5 Materials

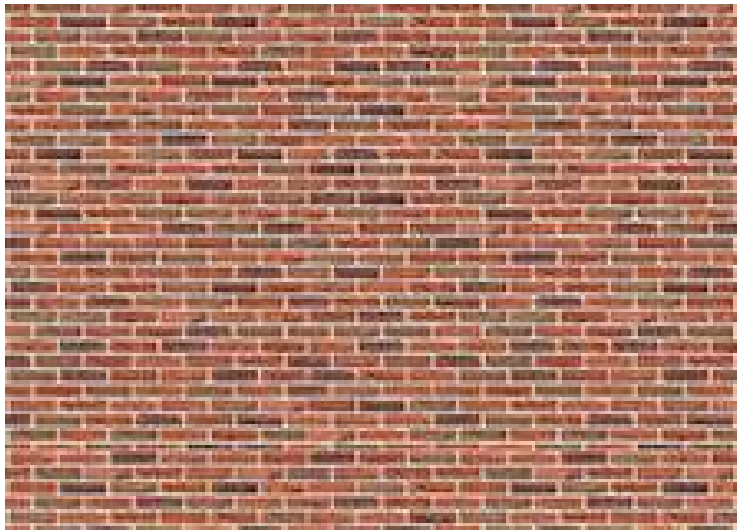
The scheme has been designed alongside a palette of materials that reflect the aspirational and contemporary urban nature of the scheme. The predominate materials are red multi facing brick, and buff multi facing brick.

The Gutters & RWP’s consist of dark grey coloured UPVC, with windows & doors being anthracite grey UPVC.

The roof is finished with Calderdale Edge dark grey roof tile, which complete the material palette for the scheme.

Key

- 1. Red Multi-facing Brick
- 2. Buff Multi-facing Brick with feature windows
- 3. Calderdale Edge dark grey roof tile & Buff Multi-facing Brick
- 4. Buff Multi-facing Brick
- 5. Gutter & RWP – Dark Grey coloured UPVC



01.



02.



03.



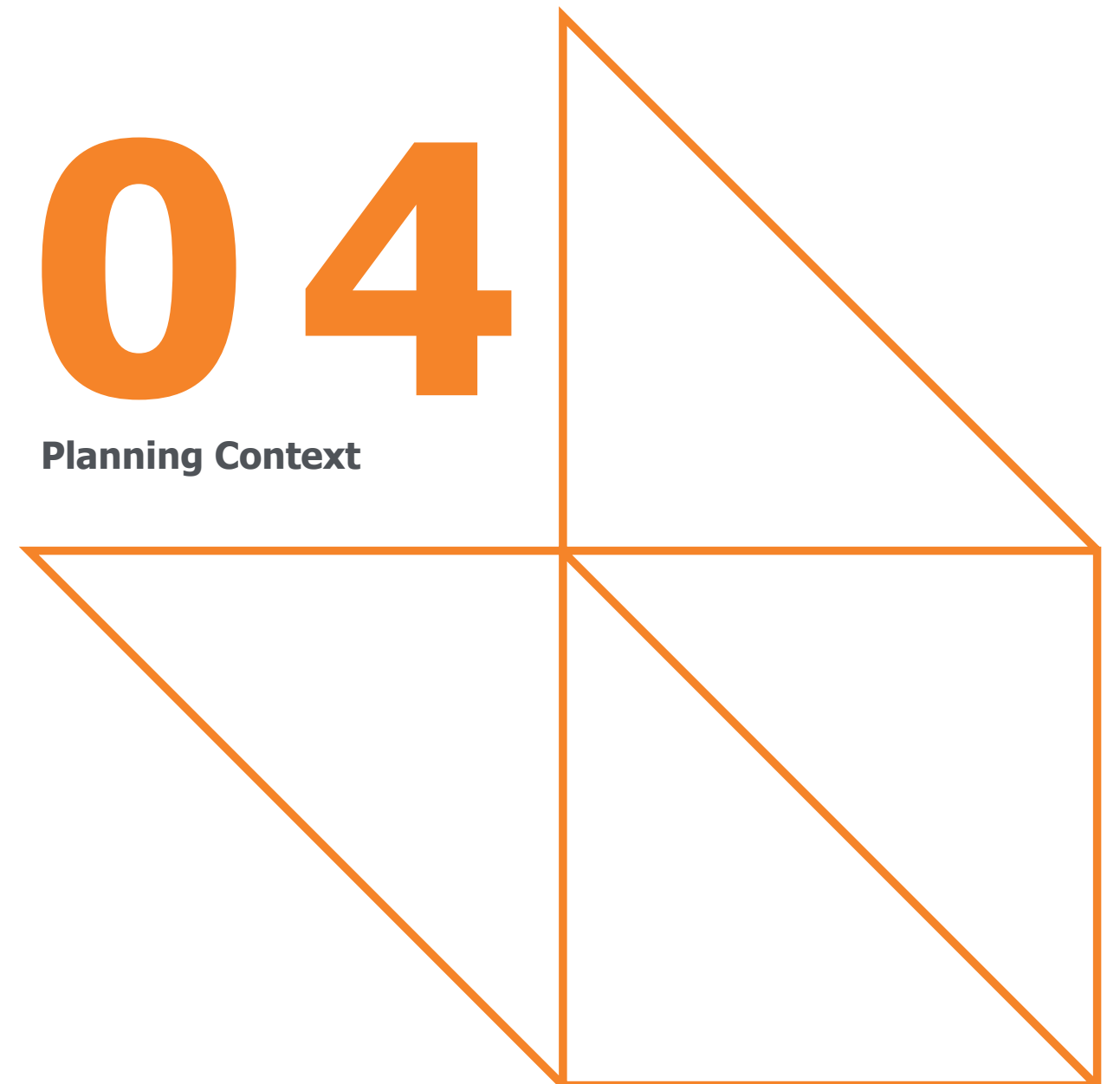
04.



05.

04

Planning Context



4.1 Key Planning Policy Context

The Local Policy of relevance to the site is the **Barnsley Local Plan and adopted Policies Map (2019)**.

Key policies are highlighted below.

The site is located within the Settlement Boundary, in ‘Urban Barnsley’, where development is supported. The site is not allocated for any specific use.

Local Plan (2019):

**Policy H5 (Residential Development)** The Scheme may be considered against this policy due to no specific policy for care homes.

**Policy GD1 (General Development)**, of the Local Plan sets general criteria that will make development acceptable. The development will be inkeeping and compliant with this policy

**Policy D1 (High Quality Design and Place Making)** which states that development should consider local character during the design process.

**Policy CC2 (Sustainable Design and Construction)**, which requires the use of sustainable design features, where technically feasible and viable.

**Policy CC4 (Sustainable Drainage Systems)**, which states that all major development is required to manage surface water drainage through SuDS.

**The Parking SPD (2019)**, which requires Residential Institutions in Urban Barnsley to create 1 parking space per 4-8 staff, and 1 space per 4 daily visitors.

**The Barnsley Strategic Housing Market Assessment (2021)** states that an additional 789 units of residential care will be required by 2033.

NPPF:

**Paragraph 119** requires planning decisions to promote an effective use of land, while safeguarding and improving the environment, ensuring safe and healthy living conditions. It also states that it is important that the needs of groups with specific housing requirements are addressed (paragraph 60).

**Chapter 12** of the NPPF is concerned with achieving well-designed places.

**Paragraph 130** requires planning policies and decisions to ensure that developments: function well and add to the overall quality of the area; are visually attractive; are sympathetic to their setting; and create safe, inclusive and accessible places with a high standard of amenity.