

DESIGN AND ACCESS STATEMENT



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Project

Submission for Full Planning Approval for proposed care home extension at Belle Green Court Care Home

Location: Belle Green Lane, Cudworth,
Barnsley S72 8LU

Client Belle Green Court Care Home
Seq1 Ltd

Job No. 3922

Revision B

Introduction

This Design and Access Statement is submitted in support of a submission for full planning permission made on behalf of Belle Green Court Care Home to extend their current home to bring the total number of bed spaces up to 60 from the current 40/42 bedrooms.

This application follows submission for pre-application advice and addresses the points raised in the pre application response of 13th October 2023 and subsequent discussions with Barnsley Metropolitan Council and local residents.

Pre application advice was sought for the extensions to the care home and a 17 unit residential apartment scheme on part of the cinema site. This proposal now reduced to 12 No 2 bedroom apartments is subject to a separate outline application which will run alongside the application for the care home extension.

The original care home was built in 1998/1999 by the previous owners, our client Mr Jeevan Shergill having purchased both the care home and adjacent cinema building in January and February 2020 with the desire to expand the home to a more efficient 60 bedrooms which is the standard minimum model for Care Homes built today. The proposed extensions and modifications were also to bring the care home up to current Care Quality Commission standards and customer expectations.

Unfortunately only a few months after our clients purchase of the care home the Covid Pandemic effectively closed the care home to new residents reducing resident numbers significantly. Whilst the home recovered from this loss, expansions plans were put on hold.

As the country has moved out of Covid, plans to extend the home were further hampered by subsequent management and staff issues, which have now been resolved whilst the current economic crisis and build costs have added further complications to the development.

However, The growth in need for elderly care has been well documented both locally and nationally, Barnsley being no exception.

Portess and Richardson, a Pinders Healthcare award winning Architect and Judge for the awards have been working with Mr Shergill over the past 18 months considering options for the current care home and the adjacent cinema site prior to arriving at the current proposals.



Belle Green Court Care Home

Accompanying Information

Portess and Richardson

3922 LP01 Location Plan

3922 P01 Rev A Proposed Site Plan Care home 1-200

3922 P02 Rev A Proposed Site Plan Care Home 1-100

3922 P03 Proposed Ground Floor Plan

3922 P04 Proposed First Floor Plan

3922 P05 Proposed Second Floor Plan

3922 P06 Rev A Proposed Plans and Elevations

3922 P07 Rev A Site Massing Comparison

3922 P08 Rev A Landscaping Plan

3922 P09 Ecology Plan

3922 S01 Existing Site Plan

3922 S02 Existing Care Home Ground Floor Plan

3922 S03 Existing Care Home First Floor Plan

3922 S04 Existing Care Home Elevations

3922 S05 Existing Cinema Building – Plans and Elevations

Statement on Retail

Northern Planning Transport

Transport Statement

East Midlands Tree Surveys Ltd

Arboricultural Report

Middleton Bell Ecology

Bat Survey

Ecological Impact Assessment and Biodiversity Net Gain Assessment Spreadsheet

Pre Application Advice from BMBC 2023/ENQ/00188

Revision A 08.05.24

Revision B 21.05.24

The Need for Care

The elderly UK population is set to rise dramatically over the coming years with the 'very elderly' segment set to increase the most.

The Office for National Statistics project information on how they see the demographics of the population growing projected forward. The Population Pyramids in figure 1 clearly show an increase in over 60's from 2016 to 2066. Figure 2 indicates Population by Age Group and while all the age groups increase proportionally, this is a large increase to 2041 and 2066. The geographical location of this old population is represented in figure 3. The darker areas show the greater proportion of aged 65 and over. The demand for care rises dramatically with age. Approximately 0.67 per cent of persons aged 65-74 live in a care home or in a long stay hospital setting, rising to 15.84 percent for over 85's.

Figure 1

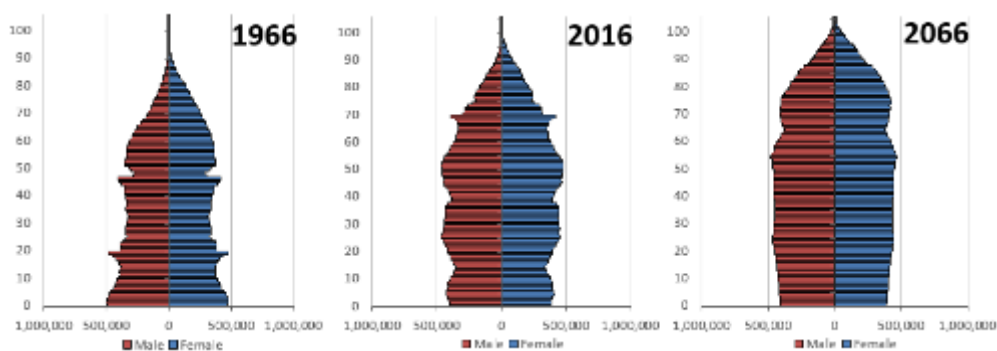
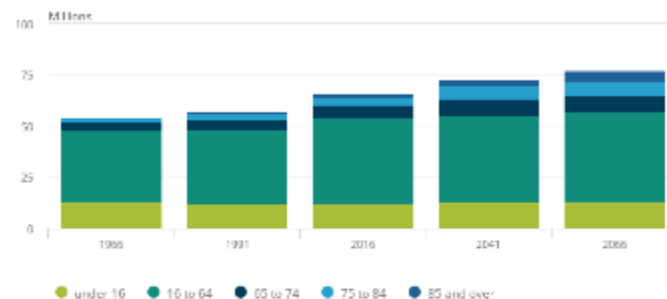


Figure 2 Population by age group, selected years, UK



Source: Population estimates, Principal population projections, 2016-based, Office for National Statistics

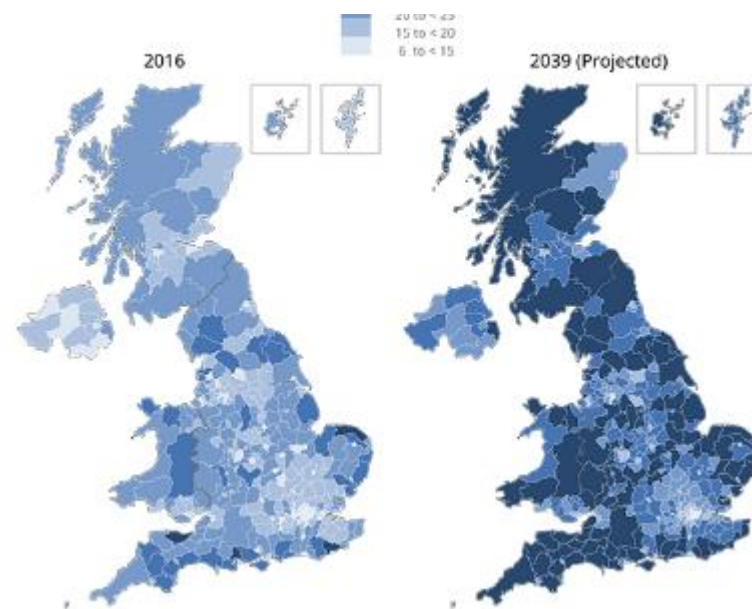
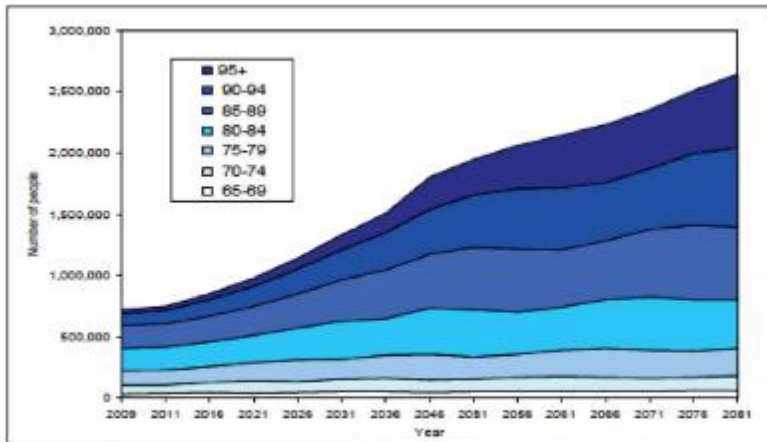
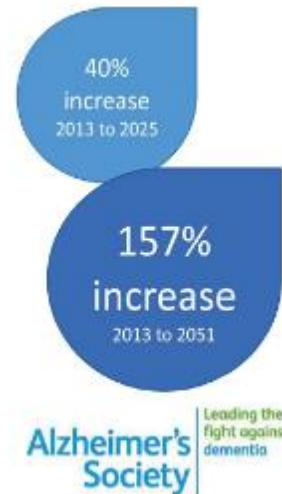


Figure 3

The demographic pressure is likely to continue to drive demand for residential care places as well as other forms of elderly care and accommodation options.



Source: Dementia UK (Alzheimer's Society, 2007) Expert Delphi Consensus estimates of the population prevalence of late onset dementia applied to ONS (2006-based) UK principal population projections.



It is acknowledged within the Pre-application advice received for the development “that affordable housing have noted that the 2021 SHMA identifies an additional need for 789 additional units of residential care provision (C2) across the borough with table 6.5 of the SHMA indicating that 7.5% of older persons in the Rural East sub-market area would look to reside in a residential care home (result derived from Household Survey). As such, there is an expectation that there would be a demand for this type of care home accommodation at this location and as above, the proposal is acceptable in principle, subject to additional assessment regarding local and national policy”.

Capacity in national provision in care spaces dropped in the 15 year period between 1995 and 2010 with 40% of bed spaces still provided without en-suite accommodation at that time. A new phase of care home provision has occurred over the last 10-15 years re-addressing this need, not only for bed spaces, but quality of bed spaces

This national demand is replicated locally. Increasingly prospective service users are delaying their decision to move into residential care until later in life and sometimes the catalyst for such a decision is a fall or short illness resulting in a hospital stay increasing the demand on hospital beds. Closure of some older smaller care homes has added to this pressure and whilst some of the demand has been taken up by new homes, these have not kept up with demand for both quantitative and qualitative provision.

In response to these changing demographics, market-based and regulatory factors, Belle Green Court Care Home is proposing to develop additional beds to meet the needs of service users both today and in the future, and to provide new purpose built facilities capable of caring for residents.

It is also commonly misconceived that additional bed spaces adds pressure to local health services, but quite the opposite is often the case. Providing additional care bedrooms can free up hospital beds preventing bed blocking. The care staff are able to deal with many minor ailments that might otherwise go to the local GP and when needed treating a number of residents in a care home can be more efficient than in a surgery. The vast majority of residents at Belle Green Court Care Home are from the local area.

Site Assessment

Location

Cudworth is an urban village approximately 5 kilometres North East of Barnsley with a local population of around 11,000 people.

Belle Green Court Care Home lies to the East of the main shopping area, on Barnsley Road (upper Cudworth) although remains on the edge of a mixed use area with a public house and takeaways, beauty salons to the opposite side of Barnsley Road, to the West and North. Adjacent to the Care Home to the North is a car dealership and the former school opposite the site is now a Childrens Nursery.

There is residential housing to the South and East of the site, terraced houses along Market Place and Market Street dating back to the late 18th / early 19th century. Houses on Belle Green Lane and beyond consists largely of new development built around 2005/2006 with some older properties on Silverstone Avenue and surrounding streets appearing to date back to the 1970's / 1980s.

Belle Green Court Care Home was built at the turn of the millennium in 1998 / 1999 as a purpose built 40 Bedroom care home.

The adjacent Art Deco influenced cinema appears to have been built in the 1920's. Historic maps from 1904 indicate buildings on the site of the current care home and cinema know as Rock House. The 1930 map shows the Picture House in its current location.

The Picture House subsequently became a bingo club with a change of use application for retail use granted in 1999 (B/98/0666/CU), occupied by Ramsdens Direct, a Brand name clearance outlet that occupied the former picture house until 2019 when the premises were put up for sale.



Part of this building range appears to have survived the construction of the Picture House as a club, possibly military or working men's club related. The club was demolished in the mid 1970's and became a carpark until the care home was built.

The site slopes down from West to East with the frontage of the care home appearing as a rather understated single storey building, two stories to the rear.

The dwellings on village Court also constructed in the early part of the 21st century sit a further storey below the Care Home.

The former cinema building is a substantial building equivalent to two storeys front onto Market Place and three storeys to the rear.

The Care Home has 13 parking spaces. There is also on street parking on Market Place and Belle Green Lane.



Belle Green Court Care Home seen from the corner of Market Place and Barnsley Road



Entrance to the home from Belle Green Lane



The cinema from the corner of Barnsley Road



The former cinema building provides an imposing mass on the street scene to Market Place / Belle Green Lane



A wing of the care home facing Barnsley Road



Internal courtyard to the care home



The gap between the care home and cinema



Street scene from Barnsley Road

Brief and Development Considerations

For the age of the care home, pre the introduction of upgraded care standards in 2000 Belle Green Court is still of a good standard.

The interiors of the home are light and spacious with wider corridors than the norm at the time.

Bedrooms are simple but adequate with ensuite WC's and washhand basins with the possibility of installing 'wet room' showers as part of future refurbishments.

Having purchased the care home and adjacent cinema building / Ramsdens in January 2020, the intention was always to expand the home to 60 Bedrooms which is generally regarded as a good size of home for resident interaction, care and efficiency of staffing.

With only a single storey facing onto Barnsley Road consideration was given to adding a 3rd storey to the Care Home, however in addition to overshadowing of dwellings to the rear three storey care homes are generally less popular, often housing residents on the 3rd floor with little access to outside space. The terraced site of the current home allows all residents to access external gardens from the floor that they live on and these provisions are to be further enhanced as part of any development.

Consideration was also given to piecemeal development, with a number of small extensions or even a stand alone dementia care home but with the availability of the cinema site, a new wing linked to the existing home was considered the best option for resident well being and achieving the targeted 60 bedrooms.

Interior Photos



Design Considerations



The surrounding dwellings are 2.5 storey terraced town houses of traditional design with good quality materials and detailing. The topography of Belle Green Lane breaks down the massing of what are substantial blocks



The houses to the rear of the site are simpler in design but still 2.5 storey of considerable mass



New row Court Flats seen from Barnsley Road and no more than 75 metres from the Care Home are 3 Storey and of simple design

Pre application Advice and Planning Policy

Pre application advice was provided by Leah Wright for both the Care Home extension and proposed apartments, a full copy of the advice included in within the application package.

NPPE

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Local Planning Policy

Policy TC1 considers District centres and provides specific detail on Cudworth as a retail and service provider along Barnsley Road.

Consideration of the loss of the former cinema building for retail use is considered as a separate document to this Design and Access statement.

Policy H4 – allows for residential development on a small unallocated sites and policy GD1 states that development should not have a “significant adverse effect on the living conditions and residential amenity of existing and future residents”.

This is further addressed in the Design section of this statement but the main impact of the proposed overall development is that of the residential block subject to a separate application.

Policy D1 – High Quality Design and Place Making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive local character and other features of Barnsley, a contemporary approach has been taken to the Bookend design of the original simple design of the care home.

SPD Parking, Policy T3, New Development and sustainable travel and T4 New Development and Transport Safety are partly addressed in the transport statement but the central location of the site with good access to public transport and the town centre satisfy much of the above policies.

The Urban design comments are addressed also under the Design Section of this statement.

Policy LG2 The location of growth: Priority will be given to development in the following locations: Urban Barnsley will be expected to accommodate significantly more growth than any individual principal town and the principal towns of which Cudworth is one will be expected to accommodate significantly more growth than the villages, to accord with their place in the settlement hierarchy.

Policy H1: The number of new homes to be built - The council will seek to achieve the completion of at least 21,546 net additional homes during the period 2014 to 2033. A minimum five year supply of deliverable sites will be maintained, the addition 18-20 bedrooms will pro rata contribute to this total.

Policy Poll 1 – Pollution Control. The development is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people. A construction management plan would be part of any post decision information provision.

Policy RE1 Low Carbon and Renewable Energy – The development will seek to incorporate initially appropriate design measures, and thereafter decentralised, renewable or low carbon energy sources in order to reduce carbon dioxide emissions and should at least achieve the appropriate carbon compliance targets as defined in the Building Regulations.

Other matters, biodiversity, Highways, Trees, Drainage etc are addressed within the Design section of this application.

Consultation

Partly through the submission for Pre application advice and as a result of previous correspondence contact had been made with Daniel Harper, Head of Economic Development at Barnsley Metropolitan Borough Council and a meeting held on site on 14 September 2023 to discuss the proposals going forward and the wish for the council to see something positive happen to the site which is an important part of the Cudworth District Centre and the Councils Investment Plan for Cudworth.

The proposals were broadly welcomed without any comment on specific designs and the over arching desire to bring the site back into use and regenerate the area.

Further conversations were had with Alison Dalton, Group Strategic Housing in regards to the use of the site and preference for larger 2 bedroom apartments on the residential part of the site than the previous 1 bedroom flats proposed.

The need for the Care Home extension was generally recognised.

Councillors Joe Hayward, Anita Cherryholme and Sir Stephen Houghton were written to on 12 December 2023 and invited to discuss pre-application advice and submission but none of the local ward councillors responded.

Correspondence continued with Daniel Harper, Rosie Fordham, Rachel Allington and Teresa Williams whilst the plans were progressed.

Following the lack of response from the Ward Councillors, in order to engage with the local community an informal open afternoon and presentation of the proposals was set up for Monday 19th February 2024 between 3pm and 6pm at the care home.

Residents from all the adjacent properties along Market Place, Belle Green Lane , Village Court and Barnsley Road were invited to attend the presentation by letter drop, a copy of the letter and map of these properties invited included in Appendix A

The three ward councillors were also invited to attend the presentation but were unable to do so, the councillors were invited to contact us separately.

The invitation was also extended to the above mentioned Housing and Property team at Barnsley Metropolitan Borough Council.

Relatives of residents and staff members of the Care Home were also invited.

On the day of presentation 3 neighbours and their families attended along with Rachael Allington and Theresa Williams from BMBC along with several staff members and residents relatives. The presentation was left up for any neighbours or relatives that could not attend over the next few days.

The unanimous response was in favour of both the Care Home Extension and Residential development welcoming the proposals as an uplift to the area in respect of the overall design and the benefit to the community of proposed extension to the care home. Some responses are shown in Appendix A

Concern however was expressed over problems with evening parking when the public house and the two takeaways that are currently open become busy with both collections, "dining and drinking in" and delivery drivers who regularly park on pavements and block the Market Place and Barnsley Road junction in addition to parking along Belle Green Lane.

Pick up and Drop off at the nursery appeared to be more staggered and did not clash with use of the public house and takeaways, the parking off of Market Place generally busy.

Design Proposals

Use

The proposed use of the existing building is as a Care Home, Care use defined within Class C2 of the Town and County Planning Use 4 Classes order, Residential Care Homes.

Amount of Development

The proposed Care Home development is to be a 'home' for 60 residents and is based on creating households of 8 to 12 bedrooms within that total.

The scheme is to provide accommodation in 6-7 self-contained households each having their own areas for assisted bathing and communal seating and lounge areas. Facilities shared between the households are also required and these include dining spaces and central lounges, cinema and a sensory room. Further areas such as staff/medical rooms and storage are necessary ancillary spaces on the ground and first floor of the home. Additional staff support space will be provided at second floor level and within the roof space to which the existing lift will be extended. The layout and footprint of the building will comprise of all necessary spaces and will be as efficient as can be for the building to fulfil its function without creating superfluous or incidental spaces.

The gross internal floor area of the existing care home is 1954 sqm and the existing cinema building 1160 sqm. The care home will be extended by 774 sqm, the total gross internal floor area of the extended home will be 2728 sq.m, 45 sq.m. per bedspace which is in line with National Standards.

Facilities will be provided in support of Belle Green Court focus on targeting itself on being a market leader in terms of both Building Design and the quality of Care Delivery.

Appearance

The appearance will need to be of a high quality and reflective of the commercial surroundings but also the residential developments to the South and East.

Tying the Care Home to the possible future development of dwellings is proposed to be achieved by introducing a more contemporary flat roofed building to almost create a bookend to both any new development and extended home.

The use of different high quality material will break up the street scene and the terracing reflects that of the dwellings on Belle Green Lane.

The massing of the care home extension is set back behind the line of the former cinema building, and conforms to the SPD 'Design of housing Development' external standards "where front elevations face a road, dwellings should be a minimum of 12m apart". The Care Home element sits opposite Saville Street and 2-4 Belle Green Lane which are in excess of 18 metres apart.

Materials for the proposed care home have been changed from timber to stacked local stone which will maintain the contemporary appearance to the 'bookend' nature of the care home extension to reduce maintenance concerns and the sign has been removed from the main elevation in response to comments received as part of the pre application response.

The Urban design and planning comments contained within the response were otherwise positive and welcomed.

Layout and massing

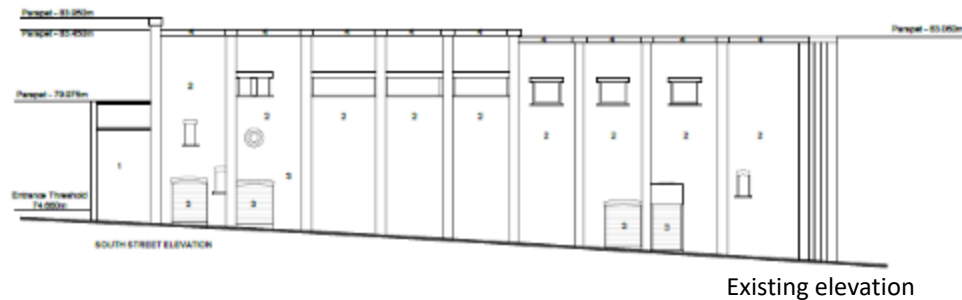
The development will be designed to provide an inclusive environment. Access and circulation, both external and internal are important design considerations. The building must provide a safe and secure environment, internal arrangements sufficiently flexible to facilitate future changes in the delivery of care and future care needs.

The existing cinema building provides a significant mass to the junction of Barnsley Road and Market Place with the side elevation fronting onto the pavement of Belle Green Lane a comparison of the Belle Green elevation illustrated below.

Although this application is for the care home only the street scene shows the context of both developments and the elevations show a building that will follow similar building lines as the neighbouring properties.

In addition the layout will allow for differing roof heights which like the dwellings on the opposite side of Belle Green Lane will break up the massing and provide a significant land mark. The height of the proposed care home and residential dwellings similar to that of the former cinema.

A basic massing model is provided on the next page.





The proposed care home is highlighted in blue, the proposed apartments are subject to a separate application.



Existing 2024 google map aerial image. The large rectangular design of the old cinema building no longer fits amongst its residential surroundings and sits tight to the street.

Landscaping

The pre application advice notes that the only trees which would be impacted directly in terms of removals are the large conifer hedge and small shrubs that are located between the former cinema and existing care home that are of poor quality and unmaintained.

A full tree survey and Arboricultural impact assessment has been provided for both the Care Home development and separate Outline application for the proposed dwellings. This application is for the care home only.

Landscaping will be improved around the entrance to the home, the re-organization of parking spaces will increase the green frontage to both the care home and street scene, using native planting of an appropriate design.

We would request that landscaping design be conditioned as part of any decision.

Ecology

The proposed site for development is of low ecological value consisting of the former cinema building, tarmac apron onto Market Place and the main car park for the care home.

However with the unoccupied former Rock House, the last known use some 4-5 years ago, it was felt necessary to carry out a bat survey a copy of which is included with this application.

In summary the report found:

“No bats or signs of bats were recorded in either building and the suitability of both was considered to be negligible. The trees present within the site were considered unsuitable for

use by roosting bats but were likely to be used by nesting birds.” therefore it was recommended any development was started outside of Bird Nesting season.

At the time of submission the proposed development also fell below the threshold for the need for a Biodiversity Net Gain settlement, however unfortunately the Local Planning Authority did not receive the application until the exemption for small sites had passed, therefore an ecological impact assessment has been commissioned by Middleton Ecology, the summary follows.

The likely unmitigated impacts of the development were considered to comprise:

- The loss, and replacement of areas of vegetated garden.
- The loss of a non-native tree line at the southern end of the site and the creation of a new similar length of native hedgerow (a net gain of approximately 7 m of hedgerow) along the northern site boundary.
- Increased lighting affecting nocturnal species such as bats, and nocturnal invertebrates.
- The potential loss of active birds' nests.
- Biosecurity risks as a result of bringing in plants, seeds and soil for landscaping.

Mitigation measures proposed comprise:

- Planting native nectar and fruit rich species – including at least two small fruit trees.
- The new hedgerow will comprise native species rich hedgerow plants of British provenance.
- Measures to mitigate the impact of additional outside lighting.

Enhancement measures have also been added comprising recommendations for hedgerow cutting, and the installation of a bat box, swift brick, and solitary bee brick.

Flood Risk and Drainage

The site is not in an area of flood risk as defined by the gov.uk maps for planning and the development for the care home is not a major development therefore a SUD's drainage scheme is not required.

It is also likely that the total impermeable area as a result of the development will be reduced and existing drainage connections utilised.

Access and Parking

Access to the Care Home will remain unaltered, and there are currently 13 parking spaces.

Rearrangement of the parking for the Care Home will increase the overall provision by 4 spaces, which for the additional 18 residents falls under the requirement of 1 space per 3 daily visitors. The layout still maintains a drop off space/ambulance access.

Staff numbers are not likely to increase with the additional bedrooms, the nature of the existing home requiring staff for each floor area, kitchen, laundry and reception etc, the greater number of beds increasing the efficiency in staff numbers.

However the central location of the home, good links to public transport and abundance of day time on street parking will mitigate the requirement for additional spaces. The current car park is also perceived to be generally under used and CCTV evidence.

Disabled provision is accommodated by end of bay spaces.

Cycle storage will be provided to the rear of the existing bin store.

A transport statement has been provided by Northern Transport Planning or both the proposed housing development and care home, conclusions drawing that the proposed developments are satisfactory from a transport policy, traffic and highways viewpoint.

Bin Storage Refuse

Refuse collection is by private collection, waste divided into Domestic, Clinical and recycling, the existing bin store is fenced and secure and suitable for the expanded home. 1100 litre bins are provided for Domestic and recycling waste, clinical waste usually kept in lockable 240 litre bins.

Inclusive Access

Inclusive access is maintained throughout the care home with a DDA compliant lift to all floors, ambulant disabled access and escape stairs, level thresholds to all external doorways and 926mm or greater internal doors throughout, suitable for wheelchair use. All ground floor flats will be level access, with the possibility of lift installation to a further 8 flats

Water Use

Wasteful use of water will be avoided and effective controls provided to limit its use. An effective water consumption audit and saving initiative will be developed and appropriate metering provided to enable it to be implemented

Construction Activity

Construction activity during the build programme cannot be avoided, however it will be possible to minimise any impact through the adoption of a Construction Management Plan. Specifically the hours of building operations can be regulated to Monday to Friday, and specific start and finish times, due to the location in a residential area.

The Considerate Contractors Scheme will be implemented to control contractors off site activities, and ensure full facilities are provided and contained on site

Sustainability and Energy Statement

Services Design

The mechanical and electrical services designs will be developed and extended from existing provisions within the care home in consideration of the need to provide low energy solutions, to conserve natural resources and reduce the overall carbon footprint of the development. The flats will follow a similar design philosophy.

The following solutions will be employed where appropriate.

- Building design to allow the use of natural ventilation.
- Fenestration to provide good day lighting, but with solar shading and detailing to minimise solar heat gain.
- High efficiency condensing gas boilers to supply the space heating and domestic hot water requirements, either additional or replacement to existing.
- Consideration will be given to air source heat pumps.
- Flow control of domestic hot and cold water to conserve energy and water.
- Water leak detection to avoid waste.
- Heat recovery from mechanical ventilation systems.

- Low energy lighting.
- Occupancy sensing for control of both internal and external lighting on both the care home and communal access to the flats.
- Building management system (BMS).

Energy Efficiency and Renewable Technologies

To achieve significant energy savings and carbon reduction, thermal insulation 'U' values will be improved better than Building Regulation limiting values. Thermal modelling will be carried out to confirm compliance with the requirements of the Building Regulations.

Natural Day Lighting

Natural day lighting will be used in conjunction with suitable artificial light sources to achieve the correct illumination levels whilst limiting electrical energy usage, inefficient use of electricity contributing to excessive nitrous oxide generation. Efficient and effective lighting design solutions will be provided with comprehensive control and management utilising daylight linking and occupancy sensing where appropriate.

Careful design of the fenestration will mitigate discomfort and provide suitably sized and strategically located windows and roof lights to assist with natural day lighting of teaching spaces to achieve good average daylight factors. Natural daylight modelling will be carried out to confirm the design solutions.

In areas with high solar gain solar control glass and shading will be provided to reduce glare and heat gain. The building will be designed to achieve the maximum glare indices as recommended by CIBSE (SLL).

Appendix A

Neighbour and Ward Councillor Invitations

Our Ref: PJI/3922/3.1

9th February 2024.

The Occupiers
Market Place, Belle Green Lane, Village Court
And Barnsley Road
Cudworth



Dear Neighbours

Proposed Demolition of Rock House and extension to Belle Green Court Care Home with the Construction of 12 No 2 Bedroom apartments with associated parking.

As we are sure you are aware, Rock House has been the subject of consideration for redevelopment for some time.

Working on behalf of our client Belle Green Court Care Home, having had discussions with members of Barnsley Metropolitan Council and following receipt of Pre-application advice, we are shortly to submit a full planning application for the extension to the care home and an Outline application for the proposed apartments.

The extension to the care home is a much-needed development of additional bedrooms and will ensure the long term viability of the care home.

It is hoped that the apartments will bring a beneficial use to the site that has remained empty for some time.

We are writing to you as one of the immediate neighbours to Rock House and Belle Green Court Care Home and we would like to invite you to a small exhibition of the proposals where staff of the home and ourselves may be able to answer any questions or concerns you may have.

We propose to hold this presentation between **3.00 pm and 6.00 pm on Monday 19th February 2024** within Belle Green Court Care Home and very much hope that you will be able to attend.

Should you have any queries in the meantime, are unable to attend and would like further information please do not hesitate to contact us at p-r@portessarchitect.com.

Yours faithfully

**PAUL J INGLE
PORTESS AND RICHARDSON**

CC Belle Green Court Care Home

From: P&R

Sent: Tuesday, February 13, 2024 11:07 AM

To: [REDACTED]

Subject: FW: Belle Green Care Home and Adjacent Former Cinema Site, , Cudworth

Dear Councillor Joe Hayward

Following on from our correspondence below of 12 December 2023 we had hoped to share our preapplication proposals and the planning officers response however unfortunately we did not receive any replies from the 3 councillors representing Cudworth.

Belle Green Court Care Home are keen to engage with the local community and as part of this engagement we have invited residents of all of the neighbouring properties to attend a presentation of our proposals on Monday 19th February between 3pm to 6pm, a selection of drawings will be on display and we would like to extend this invitation on to yourself. We have attached a copy of the invitation posted to all the neighbouring properties along Market Place, Belle Green Lane, Village Court and Barnsley Road.

We will happily answer any questions either on the day or if you wish to contact us separately please do so.

We do hope to see you on the day but also appreciate if this is not possible, please do get in touch.

Yours Sincerely

Paul Ingle

Director

Portess & Richardson

From: P&R

Sent: Tuesday, December 12, 2023 2:17 PM

To: [REDACTED]

Cc: [REDACTED]

Subject: Belle Green Care Home and Adjacent Former Cinema Site, , Cudworth

Dear Councillor Cherryholme, Councillor Hayward and Councillor Sir Stephen Houghton

As specialist care home Architects for the Belle Green Care Home, Belle Green Lane, Cudworth, we have been working on a number of development options to increase the existing care home from 40 to 60 bedrooms and provision of a number of residential properties. Having previously had discussion with Daniel Harper and Rosie Fordham and subsequently submitted a package for pre-application advice we would like to engage with yourselves and the local community for the development of the site.

In the first instances and with your consent we would be happy to share the pre-application proposals and response from Leah Wright, the planning officer with yourselves as the Ward Councillors for Cudworth.

We are in the process of addressing the pre-application response and are also in very early discussions with Alison Dalton – Group Leader for Strategic Housing but if you would be happy for us to forward this information on we would be pleased to do so.

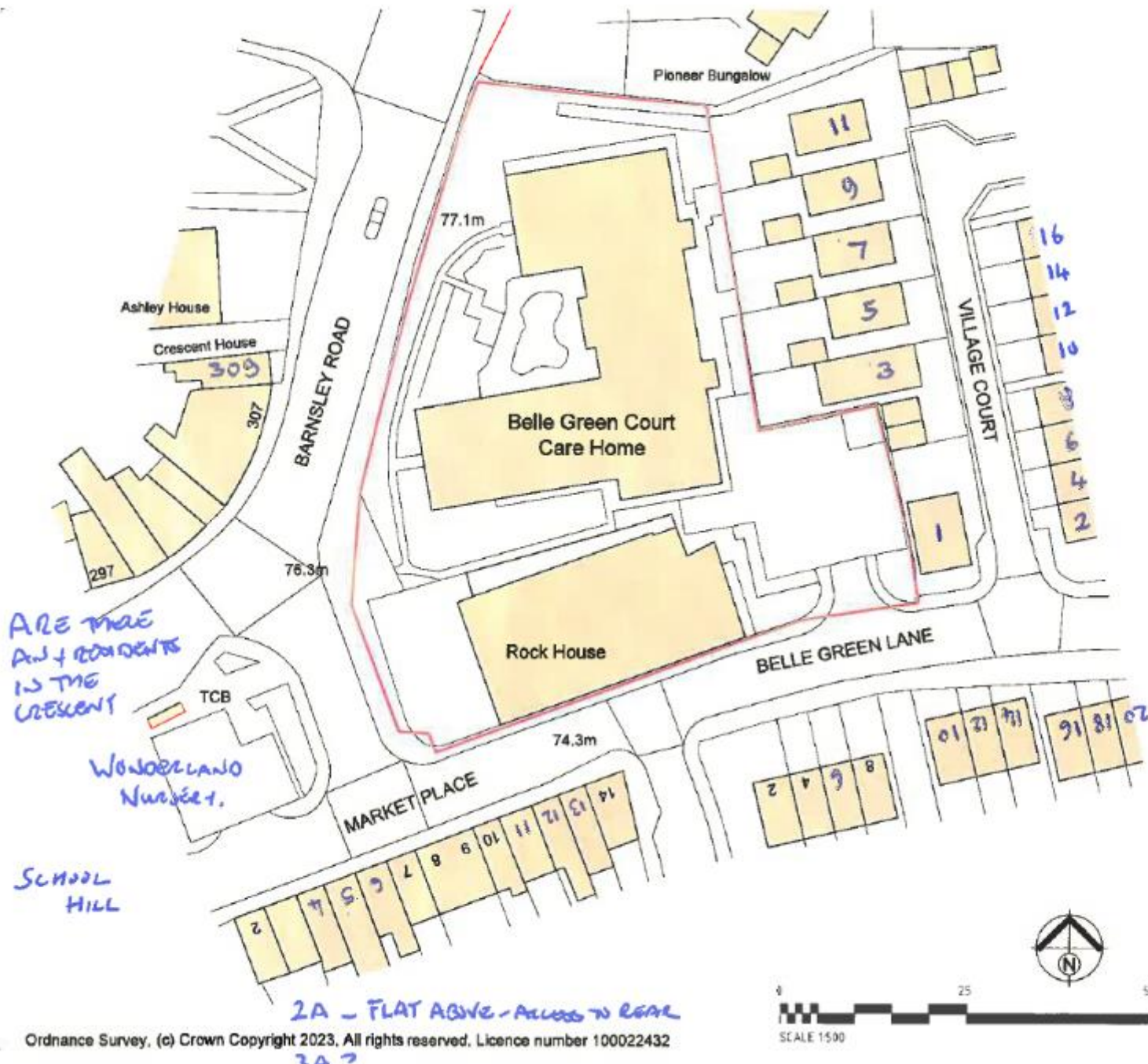
Also your thoughts on how we could most appropriately consult neighbours and the wider area, whether this be by formal presentation of the proposals, a drop in exhibition or displaying the proposals in the home, would be appreciated.

Yours Sincerely

Paul J Ingle

Portess & Richardson Architects

NOTES
 The owner has been advised to provide a planning application and not rely on the local authority's consent.
 The details in respect of this site are for information only and should not be used for any other purpose without the consent of the local authority.



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ALTERATIONS AND EXTENSION TO CARE HOME BELLE GREEN COURT CARE HOME BELLE GREEN LANE CUCKYORTH, SHARPLEY, S72 8LU MR SURJEVAN SHEROILL LONDON LOCATION PLAN		
Date: MAY 2023 Project: 3002	Scale: 1:500 @ A0 Drawing: LP01	

Feedback Responses

ARE YOU IN FAVOUR OF THE CARE HOME EXTENSION?

YES

NO

ARE YOU IN FAVOUR OF THE RESIDENTIAL DEVELOPMENT
OF 12 APARTMENTS?

YES

NO

COMMENTS

CARE Home will look A LOT BETTER
THAN THE old Buildings

ARE YOU IN FAVOUR OF THE CARE HOME EXTENSION?

YES

NO

ARE YOU IN FAVOUR OF THE RESIDENTIAL DEVELOPMENT
OF 12 APARTMENTS?

YES

NO

COMMENTS

The current building is out dated and the community would benefit from modernising and uplifting the area. The care home being extended would also benefit the local community and allow local residents to reside if needed.
A wider variety of housing would be beneficial for new couples and working class area close to transport links too.

ARE YOU IN FAVOUR OF THE CARE HOME EXTENSION?

YES

NO

ARE YOU IN FAVOUR OF THE RESIDENTIAL DEVELOPMENT
OF 12 APARTMENTS?

YES

NO

COMMENTS

Already there are problems with parking. We have a public house 2 takeaways a Indian Restaurant and a nursery but only 10 parking spaces apart from the parking spaces outside residents houses. Delivery drivers for the takeaways already park on the double yellow lines causing problems on the main road. I appreciate that the parking spaces at the front of Ravensden wouldn't last forever but unless parking permits or something similar is introduced then we as residents will struggle to park or vehicles

ARE YOU IN FAVOUR OF THE CARE HOME EXTENSION?

YES

NO

ARE YOU IN FAVOUR OF THE RESIDENTIAL DEVELOPMENT
OF 12 APARTMENTS?

YES

NO

COMMENTS

Will look better than old rock building
Slight concern of view from number 12.
But overall - positive