

architectural vision

Design & Access Statement

Change of use application from C3 dwellinghouse to C2
Residential Institution and Regularisation of Outbuilding 2

Mistyfield House

134 Church Hill, Royston

Rev – P04



Design & Access Statement

Mistyfield House, 134 Church Hill, Royston, S71 4AQ

- **Applicant:** Jaiswal Property Developments Ltd
- **Agent:** Architectural Vision Ltd
- **Date:** June 2026
- **Project Description:** Change of use from Use Class C3 (Dwellinghouse) to Use Class C2 (Residential Institutions) to operate as a residential care home for adults and young adults with autism and learning disabilities, together with extensions, alterations and conversion of outbuildings, including retrospective permission for Outbuilding 2.

1.0 Introduction

This Design and Access Statement has been prepared by Architectural Vision Ltd on behalf of **Jaiswal Property Developments Ltd** to support a full planning application for the change of use of Mistyfield House, 134 Church Hill, Royston, Barnsley S71 4AQ from Use Class C3 (dwellinghouse) to Use Class C2 (Residential Institutions).

The proposals comprise the conversion of the main house and connected annex, together with the conversion and modest extension of Outbuilding 2, to provide a high-quality residential care home for young adults and adults with autism and learning disabilities.

Both the applicant and Barnsley Council's Head of Services and Senior Commissioning Manager have identified a significant local need for C2 residential care accommodation for this specific end user group within the borough. The proposed development has been designed to help address this identified need by delivering modern, specialist accommodation within a domestic-scale setting.

The scheme has been developed in close collaboration with the applicant's experienced care team and incorporates neurodivergent-inclusive design principles in accordance with PAS 6463:2022 (*Design for the mind – Neurodiversity and the built environment*). The design approach focuses on creating calm, legible, and low-stress environments that support the well-being of residents while remaining appropriate to the residential character of Church Hill.

This statement explains the design rationale, access strategy, and how the proposals respond positively to national and local planning policy, site context, and identified local need.

Supporting Drawings The following drawings accompany this application:

- Site Location Plan
- Site Plan as Existing including Demolitions
- Site Plan as Proposed
- Main House & Annex – Plans as Existing including Demolitions
- Main House & Annex – Plans as Proposed
- Main House & Annex – Elevations as Existing including Demolitions
- Main House & Annex – Elevations as Proposed
- Outbuilding 1 – Plans and Elevations as Existing & Proposed
- Outbuilding 2 – Plans and Elevations as Existing including Demolitions
- Outbuilding 2 – Plans and Elevations as Proposed

2.0 Site Context and Analysis

Mistyfield House is a detached two-storey dwelling located on the northern side of Church Hill in Royston, Barnsley. The site comprises the main house with a connected annex, together with two detached outbuildings located to the rear of the plot (Outbuilding 1 and Outbuilding 2).

The property is situated within an established residential area characterised by a mix of two-storey dwellings. A notable feature of the immediate area is the presence of several large outbuildings and garages positioned to the rear of neighbouring properties along Church Hill. The site is not located within a conservation area, does not contain any listed buildings, and lies immediately outside the defined Green Belt boundary.

Key Site Features: The main house and annex present a domestic scale and appearance that is consistent with the established character of Church Hill.



Outbuilding 1 (as seen above) is an existing flat-roofed structure located to the rear of the main house. The building was constructed in accordance with permitted development rights under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The highest point of the flat roof is 2.425m, and the building is positioned adjacent to the western boundary. As the overall height of the building does not exceed 2.5m, it fully complies with the height requirements for Class E permitted development when located within 2m of a boundary. The outbuilding is used for purposes incidental to the enjoyment of the main dwellinghouse.

Outbuilding 2 (as seen above) is an existing structure that was constructed by the current property owners in approximately 2020/2021. The building was designed and constructed in the spirit of permitted development rights with careful regard to floor area, separation distance from the main dwelling, and a deliberately low sub-2.5m eaves height along the boundary with neighbouring properties in order to minimise any impact on residential amenity. The outbuilding is used for purposes incidental to the enjoyment of the main dwellinghouse.

Outbuilding 2 is an existing structure that was constructed by the current owners in approximately 2020/2021. While it does not fully comply with the height criteria under Class E permitted development rights due to its dual pitch roof and proximity to the northern boundaries, a separate Planning Statement (Document Ref: GNH1-AVL-01-XXX-DA-A-002-P01) has been prepared in support of this application. This statement sets out the full justification for regularising Outbuilding 2 as lawful development by virtue of the passage of time, having regard to the transitional provisions under the Levelling-up and Regeneration Act 2023. In summary, Outbuilding 2 has been in situ for over four years with no complaints from neighbouring residents and is flanked on all three boundaries by existing buildings of similar or greater scale.

The site benefits from existing vehicular access and generous on-site parking directly from Church Hill. The rear garden is generous in size and offers significant opportunities for the creation of compartmentalised external spaces to support different resident and operational needs.

Constraints and Opportunities: The principal opportunity presented by the site is the ability to deliver high-quality, specialist residential care accommodation within an established domestic-scale setting, while making effective use of the existing building stock. The generous rear garden also provides the opportunity to create well-defined, compartmentalised external spaces that support resident well-being, privacy, and supervision.

The main design challenge is to balance the operational requirements of a C2 residential care home (including staff/resident separation, privacy, security, and supervision) with the need to maintain a residential character. The presence of larger outbuildings to the rear of neighbouring plots provides useful context when considering the scale and form of development proposed to Outbuilding 2.

3.0 Planning Policy Context

The proposals have been prepared in accordance with the National Planning Policy Framework (December 2024, as amended) and the development plan for Barnsley, comprising the Barnsley Local Plan (adopted 2019).

National Planning Policy Framework (NPPF)

The following chapters and paragraphs of the NPPF are of particular relevance to this application:

- **Chapter 8: Promoting healthy and safe communities** – The proposed development will deliver much needed specialist C2 residential care accommodation for adults and young adults with autism and learning disabilities. The scheme will support vulnerable adults within the local community, reduce the need for out-of-borough placements, and promote social inclusion, in accordance with **paragraph 96** of the NPPF.
- **Chapter 12: Achieving well-designed places** – The design maintains a domestic scale and character appropriate to Church Hill while delivering high-quality, inclusive, and neurodivergent-supportive environments that respond positively to the design expectations set out in **paragraphs 131 and 135** of the NPPF.
- **Chapter 15: Conserving and enhancing the natural environment** – The modest extension proposed to Outbuilding 2 is located predominantly on existing hardstanding and will have negligible impact on biodiversity, consistent with the environmental objectives of the NPPF.
- In addition, **paragraph 63** of the NPPF requires planning policies to assess and reflect the size, type and tenure of housing needed for different groups in the community. This includes people with disabilities. The proposed development directly responds to an identified need for specialist accommodation for adults and young adults with autism and learning disabilities.

Barnsley Local Plan (2019)

The proposals accord with the following policies of the Barnsley Local Plan:

- **Policy D1 – High Quality Design and Place Making:** The design maintains the domestic scale and appearance of the existing property while delivering high-quality internal and external environments that respond to the specific needs of the intended residents.
- **Policy GD1 – General Development:** The development represents an efficient use of an established residential site and will not result in unacceptable harm to neighbouring amenity, highway safety, or the character of the area.
- **Policy T4 – New Development and Transport Safety:** All parking and servicing can be accommodated on-site, and the proposals will not give rise to unacceptable impacts on highway safety or the local highway network.

- **Policy H6 – Housing Mix and Efficient Use of Land:** While the proposal is for specialist C2 accommodation, it makes efficient use of an existing residential property and contributes to meeting an identified need for specialist residential care within the borough.

Other Relevant Guidance: The proposals also respond positively to Barnsley Council's Adult Social Care Market Position Statement, which identifies a need for high-quality specialist residential provision for adults with autism and learning disabilities. The scheme has been developed following constructive pre-application engagement with the Council's Head of Services and Senior Commissioning Manager, who have confirmed both the local need for this type of accommodation and support for the design approach.

4.0 Pre-Application Engagement and Consultation

The applicant has engaged positively with Barnsley Council commissioners prior to the submission of this application. A meeting was held with Katherine Purton, Head of Services, and Alison Rumbol, Senior Commissioning Manager, during which the nature of the proposed residential care model was discussed in detail.

The commissioners confirmed that Barnsley Metropolitan Borough Council recognises a limited but clear local need for high-quality and cost-effective residential services for young adults and adults with a primary need of autism and learning disabilities. They advised that the Council currently has 42 adults placed in residential services out of borough, with two of these placements having been made in 2026. The proposed development at Mistyfield House would contribute directly to meeting this identified need by delivering modern, well-designed residential care accommodation within a domestic-scale setting.

The commissioners welcomed the early engagement which enabled constructive discussion regarding the nature of the residential model proposed. They were supportive of the design approach, including the application of neurodivergent-inclusive design principles and the provision of a dedicated therapy space for use by external professionals.

The applicant is an established care provider for older adults across the wider South Yorkshire area. This proposal represents both a move into Barnsley borough and the delivery of accommodation for a new specialist client group.

5.0 Use, Amount and Need

The application seeks permission for a change of use to **Class C2** (Residential Institutions) to operate as a residential care home for adults and young adults with autism and learning disabilities who require varying levels of support.

The scheme will provide a total of seven en-suite bedrooms across the main house, annex and Outbuilding 2, together with associated communal living spaces, staff facilities, and a dedicated therapy space in Outbuilding 1.

Identified Local Need: Barnsley Metropolitan Borough Council has identified a limited but clear local need for high-quality and cost-effective residential care services for adults with a primary need of autism and learning disabilities. The Council currently has 42 adults placed in residential services out of borough, with two of these placements having been made in 2026.

In addition, there is a recognised shortage of wheelchair accessible C2 accommodation within the borough. Outbuilding 2 has been specifically designed to provide at least one M4(3)(2)(b) wheelchair accessible bedrooms, including appropriate wet rooms and circulation space, in order to help address this identified gap in local provision.

The proposed development at Mistyfield House would contribute directly to meeting these identified needs by delivering modern, well-designed residential care accommodation within a domestic-scale setting. The scale of development proposed, including the modest extension to Outbuilding 2, represents the minimum necessary to deliver a financially viable scheme that meets both the identified local need and the operational requirements of a high-quality C2 residential care home.

The scheme has been developed following constructive engagement with the Council's Head of Services and Senior Commissioning Manager, who confirmed both the local need for this type of specialist provision and support for the proposed model.

In addition to addressing an identified gap in local provision, the development will generate employment opportunities within the care sector in Barnsley.

6.0 Operational Management, Staffing and Residents

The proposed development will operate as a 24-hour residential care home providing permanent accommodation and personal care for adults and young adults with autism and learning disabilities. The scheme has been designed to offer stable and settled

permanent placements. While it is difficult to determine an average length of stay with certainty, it is expected that average residency will exceed 12 months. Residents will live at the property on a permanent basis as their primary home, and the model is intended to minimise changes in placement in order to provide continuity and security for individuals with complex needs.

The home will provide a maximum of seven en-suite bedrooms and will therefore accommodate a maximum of seven residents at any one time. At least one of these bedrooms, located within the extended Outbuilding 2, will be designed to full M4(3)(2)(b) wheelchair accessible standards in order to address an identified shortage of such accommodation within the borough.

Staffing will be provided on a 24-hour waking night basis with no sleeping-in staff. Daytime shifts will operate between 8.00am and 8.00pm, with night-time shifts operating between 8.00pm and 8.00am. On average, six members of staff will be present on site overnight, although actual numbers may vary depending on the complexity of residents' needs at any given time. The maximum number of staff employed by the service will be eight full-time equivalent posts.

Visitor numbers are expected to be between two and three visitors to the property per week. All visitors will be managed through the staff team in accordance with individual residents' care and support plans.

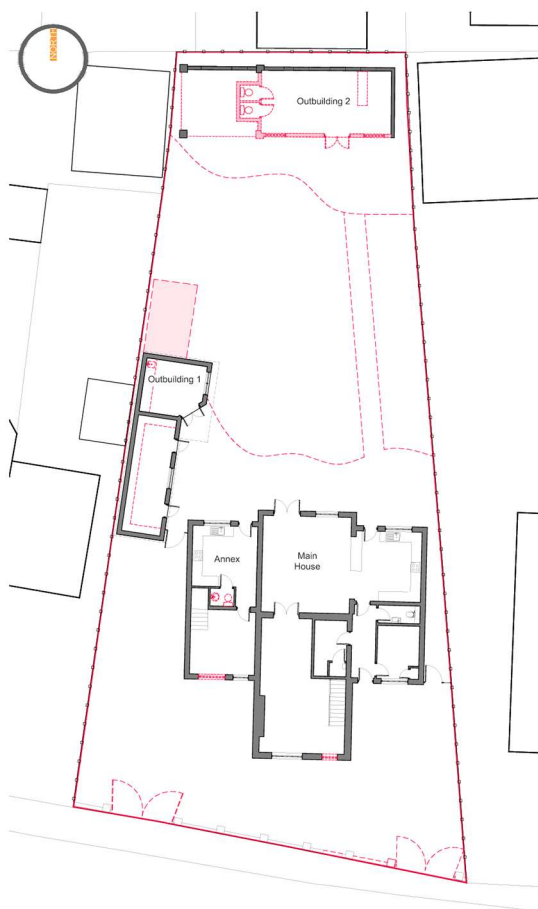
7.0 Layout

The proposed layout has been carefully designed to support both the operational needs of the care provider and the well-being of residents, while responding to the principles of neurodivergent-inclusive design set out in PAS 6463:2022.

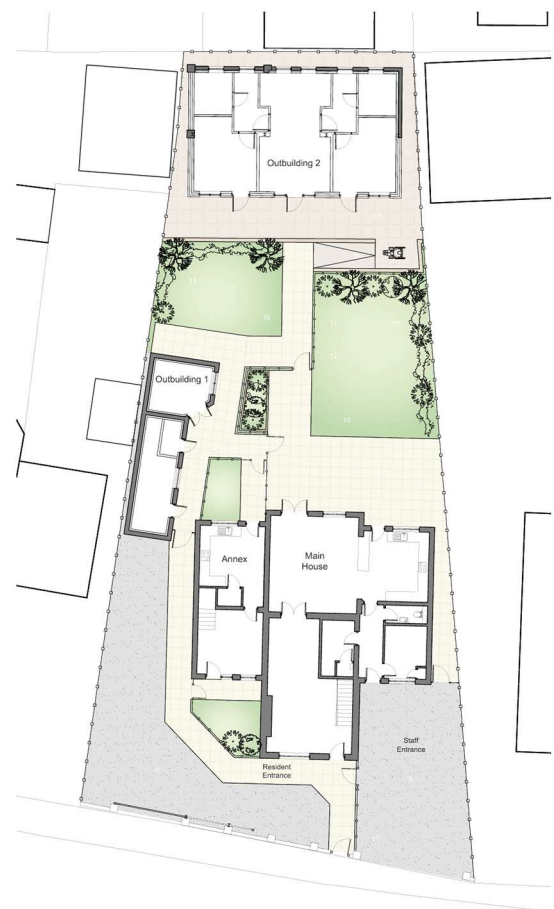
The main house and annex will provide the core residential accommodation. The annex has been retained and upgraded to provide accommodation for individuals who require minimum levels of support and who prefer a greater degree of independence. This arrangement allows the scheme to accommodate a range of support needs within a single, well-managed site. Within the main house, significant consideration has been given to the provision of substantial social space. This has been designed to offer residents numerous opportunities to engage in activities or, equally, to withdraw from activities should their sensory needs require. The layout provides clear separation between resident and staff areas, supporting effective operational management while maintaining a domestic character.

Outbuilding 2 has been extended and reconfigured to provide additional M4(3)(2)(b) wheelchair-accessible bedroom(s), including appropriate wet rooms and circulation space. This responds directly to an identified shortage of wheelchair accessible C2 accommodation within the borough. Full details and justification for the regularisation of the existing Outbuilding 2 are provided in the accompanying Planning Statement (Document Ref: GNH1-AVL-01-XXX-DA-A-002-P01).

Outbuilding 1 will accommodate a dedicated therapy room for use by external professionals. This space will support service delivery while also providing valuable on-site therapeutic support to residents.



Site Plan As Existing inc Demolitions



Site Plan As Proposed

The garden has been subdivided into distinct zones, including private resident gardens and shared garden space, to support privacy, supervision, and reduced sensory overload. Localised planting has been proposed throughout the garden areas to reduce inter-visibility between zones, provide soft buffers along the defined perimeters of individual

garden spaces, and soften access routes. This approach helps to create a calm and legible external environment while respecting neighbouring amenity.

Sustainable Travel Measures: The development will actively promote sustainable and active travel. Secure cycle parking will be provided on site for the exclusive use of staff. The applicant is committed to operating a formal Cycle to Work scheme, including a salary sacrifice arrangement that enables employees to purchase bicycles at a significantly reduced cost through monthly deductions from their salary. This initiative is intended to encourage cycling as a realistic and attractive alternative to car travel for staff journeys to and from the site.

All parking associated with the development can be accommodated entirely within the site curtilage. The modest scale of the proposed development, comprising seven bedrooms, combined with the provision of high-quality cycle facilities and the Cycle to Work scheme, is expected to minimise additional vehicle movements and support a reduction in single-occupancy car journeys by staff. Furthermore, residents will not have access to their own vehicles. This will result in a low number of vehicle movements associated with the development and will ensure that the eight on-site parking spaces remain available primarily for staff use.

8.0 Scale, Massing and Form

The proposals have been designed to maintain a domestic scale and appearance that is appropriate to the established character of Church Hill. The main house and connected annex retain their existing form, with only minor external alterations proposed to provide dedicated private resident access points.

An existing rear-facing dormer window is proposed to be extended in width and reconfigured as a flat roof dormer. This alteration has been designed to provide much-needed additional headroom within the bedroom it serves, enabling a fully functional en-suite bedroom to be delivered while maintaining a sympathetic appearance.

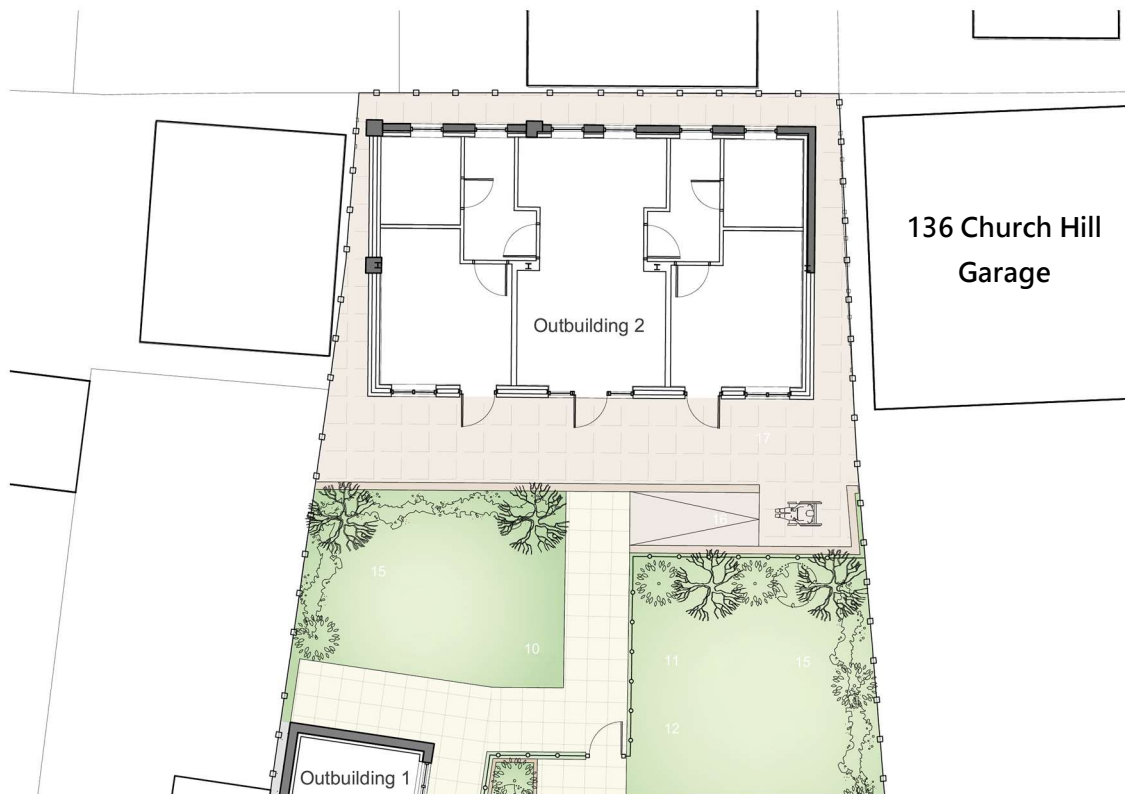
The modest extension to Outbuilding 2 has been designed to appear subordinate to the existing building. Full justification for the retention and regularisation of the existing structure is set out in the accompanying Planning Statement.



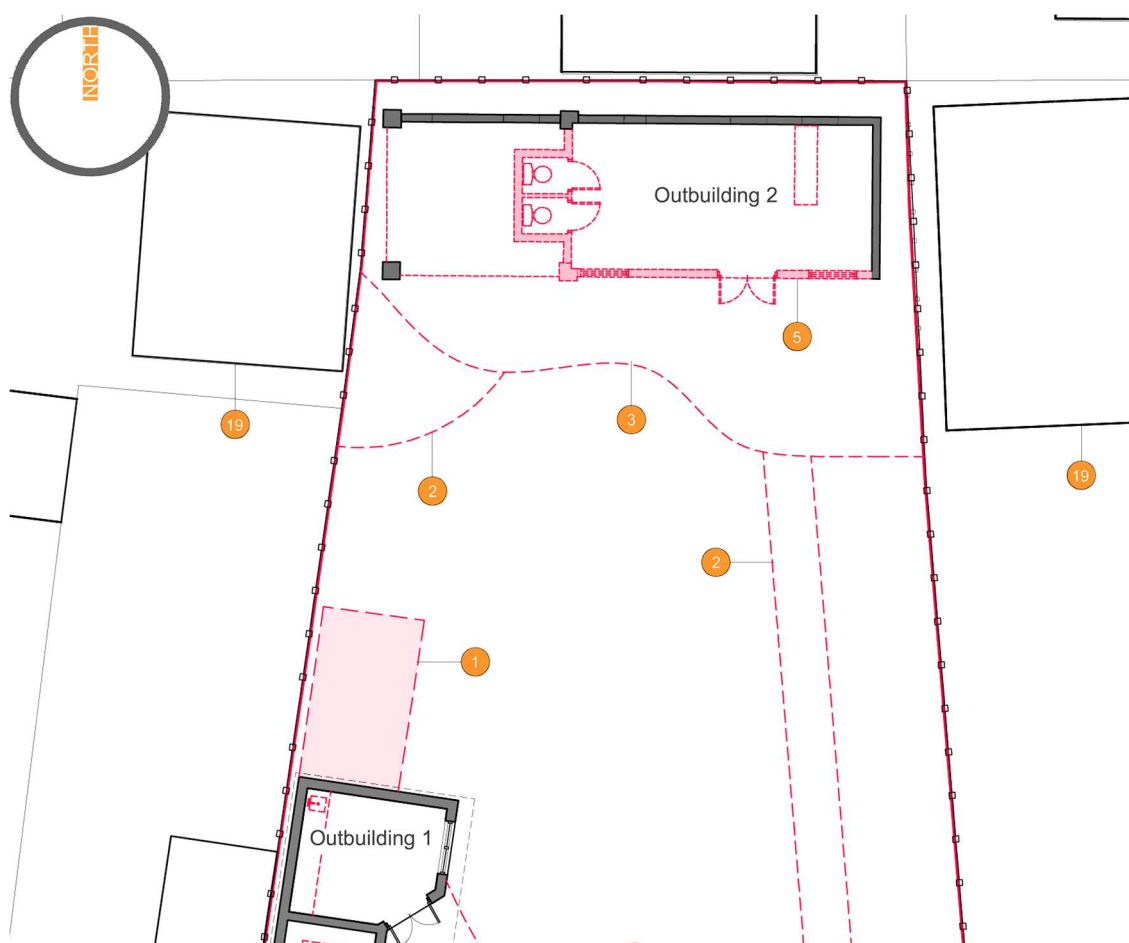
The extension to **Outbuilding 2** (seen above as existing) has been kept modest in scale. A flat roof construction has been deliberately employed to minimise the visual impact on neighbouring properties. The size and depth of the proposed extension to Outbuilding 2 has been primarily driven by the need to meet Building Regulations Part M requirements to deliver M4(3)(2)(b) wheelchair accessible accommodation.

The design has been further refined, so far as is reasonably practicable, to reduce the depth of the extension. This ensures that the front of the new extension does not project further forward than the adjacent neighbouring outbuilding to the east of the site (see image above and plan below). In this regard, Outbuilding 2 is surrounded on all three boundaries by existing buildings of comparable or greater scale and height. The adjacent outbuildings to the east and west were constructed prior to Outbuilding 2, and the existing garage outbuilding to the rear of **136 Church Hill** (to the east) is both significantly higher and marginally deeper than the proposed extension. As such, the modest extension to Outbuilding 2 will not result in any material loss of amenity to neighbouring properties.

The scale of the proposed extension to Outbuilding 2 has been kept to the minimum necessary to deliver the required M4(3)(2)(b) wheelchair accessible accommodation while ensuring the overall scheme remains financially viable and capable of meeting the identified local need. The design has been carefully refined to respect the established pattern of development to the rear of neighbouring properties and to minimise any impact on residential amenity.



The scale of the proposed extension to **Outbuilding 2** has been kept to the minimum necessary to deliver the required M4(3)(2)(b) wheelchair accessible accommodation while ensuring the overall scheme remains financially viable and capable of meeting the identified local need. The design has been carefully refined to respect the established pattern of development to the rear of neighbouring properties and to minimise any impact on residential amenity.



In addition to the works to **Outbuilding 2**, the existing storage building attached to the northern side of **Outbuilding 1** is proposed to be removed. (Identified as '1' on the above diagram.) This removal will increase the openness of the rear garden curtilage and will help to offset any perceived reduction in openness resulting from the modest extension to **Outbuilding 2**. The net effect of these works, as shown on Drawing GNH1-AVL-05-00G-DR-A-001-P01 (Site Plan as Existing and Proposed), is to help maintain, and in part enhance, the overall sense of openness within the garden amenity space when viewed from neighbouring properties and the surrounding area.

9.0 Appearance and Materials

The external appearance of the proposals has been carefully considered to ensure that the development maintains a domestic scale and character that is consistent with the established residential context of Church Hill.

External alterations to the main house and annex have been kept to a minimum. Where changes are proposed, they have been designed to complement the existing building. Materials will be selected to match or harmonise with the existing property, including the use of brickwork together with window and door profiles that are appropriate to the character of the building and the surrounding area.

The extension to Outbuilding 2 has been designed to appear clearly subordinate to the existing building. The use of a flat roof form helps to reduce the overall massing and visual impact, while the choice of materials have been selected to complement the existing structure and the wider site.

Overall, the external appearance and materials palette have been developed to ensure that the development integrates sensitively into its surroundings, while delivering a high-quality, robust, and low-maintenance environment that is suitable for the intended residents and staff.

10.0 Access and Inclusive Design

The scheme has been designed to provide a high standard of inclusive access for all residents, staff, and visitors, while responding to the specific needs of adults and young adults with autism and learning disabilities.

The development incorporates a mix of M4(1), M4(2) adaptable and M4(3)(2)(b) wheelchair-accessible accommodation. All bedrooms are provided with en-suite facilities, and circulation spaces have been designed to meet the relevant standards for accessible housing.

The depth of the flat roof dormer on the rear elevation of the main house has been increased to provide additional usable floor space within Bedrooms 2 and 3. This enhancement provides noticeably improved circulation around the proposed beds, enabling the preferred minimum 750mm clear access zone to be achieved on both sides in line with Building Control expectations. The resulting layout offers greater accessibility and usability for future residents with differing mobility levels and support requirements, ensuring that both rooms function effectively.

The design has been developed in accordance with the principles set out in PAS 6463. Particular attention has been given to creating calm, legible, and low-stress environments, acoustic control, and reduced visual clutter. Circulation routes are logical and well-defined, with clear zoning between private, semi-private, and staff areas. This

approach supports residents' independence while also enabling effective supervision and operational management.

Vehicle and pedestrian access to the site is provided directly from Church Hill, with dedicated and clearly defined entrances for residents and staff. The layout has been designed to provide safe, accessible, and easily understood routes throughout the site, in accordance with the inclusive design objectives of the scheme.

Public Transport Accessibility and Sustainable Travel: The site is well located in terms of public transport accessibility. Regular bus services operate along Church Hill, providing frequent connections to Barnsley town centre and Interchange, as well as to nearby settlements including Cudworth, Carlton, and Monk Bretton. These services offer a realistic and convenient alternative to private car travel for both staff and visitors.

When considered alongside the on-site cycle parking provision and the applicant's commitment to operating a Cycle to Work salary sacrifice scheme, the site's public transport accessibility supports a reduction in the necessity for staff to travel by private car. The combination of these measures is intended to promote genuinely sustainable travel patterns from the outset and to limit the traffic impact of the development on the local highway network.

11.0 Landscape, Amenity and Public Realm

The landscaping strategy has been designed to create a series of distinct, high-quality external spaces that support resident well-being, privacy, and therapeutic use, while responding to neurodivergent-inclusive design principles.

The garden has been subdivided into clearly defined zones, including private resident gardens and shared garden space. This compartmentalised approach helps to provide choice and control for residents, allowing them to access quieter, more private areas or shared spaces as their needs and preferences require. Localised planting has been proposed throughout the garden areas to reduce inter-visibility between zones and to provide soft buffers along the defined perimeters of individual garden spaces and access routes. This planting strategy helps to create a calm and legible external environment while also enhancing privacy and softening the appearance of boundaries.

Raised planters are proposed within the garden areas to provide opportunities for sensory engagement and therapeutic activity. All external spaces have been designed to

be accessible, with level thresholds, suitable paving, and clear, well-defined routes that support safe and independent movement around the site.

Overall, the landscape and external amenity strategy has been developed to provide a supportive, attractive, and functional environment that enhances the quality of life for residents while respecting neighbouring amenity.

12.0 Sustainability, Environmental and Technical Considerations

The proposals primarily involve the conversion and sensitive adaptation of an existing building, with only a modest extension proposed to Outbuilding 2. This approach represents an efficient use of existing built fabric and minimises the need for new construction.

The modest Outbuilding 2 extension is located predominantly on existing hardstanding. As such, a Biodiversity Net Gain assessment is not required on a *de minimis* basis under the current regulations.

Where new building work is proposed, the development will be constructed to meet current Building Regulations standards, including the requirements of Part L in respect of energy efficiency and thermal performance. The modest nature of the proposed extension, combined with the retention of the existing building stock, represents a sustainable approach to delivering additional specialist accommodation.

Overall, the scheme has been designed to balance the need to provide high-quality, accessible care accommodation with a proportionate and environmentally responsible approach to development.

Sustainable Travel: The applicant is committed to promoting sustainable travel through the provision of on-site cycle parking and the operation of a Cycle to Work salary sacrifice scheme for staff. The site also benefits from good access to regular bus services along Church Hill. These measures are intended to minimise reliance on private car travel and to limit the traffic impact of the development

Renewables: The proposals include the installation of photovoltaic solar panels on Outbuilding 2 to improve the sustainability of the development as the building has no gas supply and is heated entirely by electricity only. Approximately 12m² of panels will be mounted on the existing south-facing dual pitch roof, with a further 28m² installed on

the new flat roof extension. The panels on the flat roof will be mounted at a low pitch of 10° deliberately to minimise their visual impact when viewed from neighbouring properties and the surrounding area, while still delivering meaningful renewable energy generation. The installation will help reduce the carbon footprint of the building and offset a significant proportion of its electricity demand, in accordance with national and local planning policy objectives.

13.0 Conclusion

This Design and Access Statement has been prepared in support of a full planning application for the change of use of Mistyfield House, 134 Church Hill, Royston, Barnsley from Use Class C3 (Dwellinghouse) to Use Class C2 (Residential Institutions) to provide much-needed specialist residential care accommodation for adults and young adults with autism and learning disabilities.

The proposals represent a high-quality, well-considered conversion and modest extension of an existing residential property. The scheme has been designed to deliver a range of accommodation types to meet varying levels of support needs, while maintaining a domestic scale and character that is appropriate to the established residential context of Church Hill. Particular attention has been given to neurodivergent-inclusive design principles in accordance with PAS 6463:2022, creating calm, legible, and supportive environments for residents.

The development will contribute positively to Barnsley's care sector capacity by helping to reduce the number of out-of-borough placements and by providing much-needed wheelchair accessible M4(3) accommodation, for which there is a recognised local shortage. The scheme will also generate local employment opportunities within the care sector.

The proposals have been developed following constructive pre-application engagement with Barnsley Council's Head of Services and Senior Commissioning Manager, and respond positively to the identified local need for high-quality specialist residential provision. The design has also been informed by close collaboration with the applicant's experienced care team.

The regularisation of the existing Outbuilding 2 forms an integral part of the proposals. Full justification for the retention and regularisation of this building, including the application of the transitional provisions under the Levelling-up and Regeneration Act 2023, is set out in the accompanying **Planning Statement** (Document Reference: GNH1-AVL-01-XXX-DA-A-002-P01).

Overall, the proposals accord with national and local planning policy and will deliver clear social and community benefits by providing high-quality, inclusive, and much-needed specialist care accommodation within the borough.