

Design and Access Statement for Proposed Care Home, Foundry Street, Elsecar, Barnsley

Background

The site was the subject of a previous approval for residential nursing home, B/93/0439/HN, which was granted. The scale, siting and access is as the previous approval.

The site of approximately 0.55 hectares (1.36 acres) is located on the south side of Foundry Street which is an unmade road off Hill Street. There are 4 residential properties on the north side of Foundry Street while on the south side, beyond the western boundary of the application site is a small welding and fabrication workshop (Baxter Weekley & Co). To the south of the site is open land. The scheme would involve demolition of disused workshop buildings at the western end of the site.

Proposals

The proposals show a 2 storey 40 bedroom residential home set back from Foundry Street, with 22 car parking spaces to the front and substantial areas of landscaped open space on either side. The scheme also provides for improvements to Foundry street (resurfacing and the provision of a footway and turning head to adoptable standards) along the site frontage and through to the Hill Street junction.

Access

It is a fact that visibility at the Hill Street/Foundry Street junction is substandard and the carriageway of Foundry Street is narrow. However, the additional traffic likely to be generated by the proposed development (as compared with that which could be potentially generated by existing authorised uses of premises served by Foundry Street) is not so significant in itself. Residential homes are not major generators of traffic, and in the context of existing traffic which uses Foundry Street – comprising of public house customers together with some generated by the industrial premises and some limited residential traffic, I believe that such increase as will occur will be offset by the highway improvements proposed as part of this submission.

With regard to the traffic calming measure of narrowing Foundry Street, the areas of carriageway taken up by the narrowing should be surfaced in block paving with a low upstand from the carriageway to allow for emergency override. A bollard should also be erected at both ends of the narrowed length of carriageway within the broad portion of the paved area. Signing conforming to current legislation will also be necessary.

Design and Appearance

The special requirements of a residential home for the elderly are an important material consideration. The site is located between established general industrial premises and a public house car park. There are no buildings or other barriers between to reduce the potential noise disturbance from either source. In either case this could occur at unsocial hours yet outside the Local Authority's control. For this reason I consider that a residential home for the elderly is only acceptable with the most careful regard to design, internal layout and sound insulation measures. The layout plan indicates a more enclosed sitting out area and has also indicated a willingness to incorporate such measures as triple glazing to bedrooms together with a 2 metre brick boundary wall, which will help to protect the internal environment for the residents.

The substantial building would stand above the lower open ground to the south and would thus be prominently visible from Hill Street. However, the building would to some extent obscure the views of existing unsightly industrial buildings, and subject to careful detailing of elevations and choice of materials, it would not detract from the visual amenities of the locality, despite its strong physical presence.