

DESIGN AND ACCESS STATEMENT FOR

CHANGE OF USE OF THE FORMER MANOR COURT CARE HOME USE CLASS C2 AT 31 CHURCHFIELD LANE KEXBROUGH BARNSELY S75-5DH

The property is located on the southern side of Churchfield Lane Kexbrough approximately four miles north west of the centre of Barnsley and occupies a central but prominent position within the village of Kexbrough. The former care home access is situated adjacent a junction with Allendale Road. In the immediate vicinity of the former care home there is a mixture of detached, semi-detached and terraced houses. The proposed development is considered a sustainable development in that it will maintain and encompass the existing good design & layout of the building while also retaining all the aesthetic features of the original building all providing for a high quality change of use residence still blending in with and maintaining the character of the locality for those within the immediate locality.

The building appears to be a predominantly purpose built, mainly single storey care home of traditional construction beneath a partially pitched and partially flat roof construction.

The building has a very linear layout but orthodox configuration with a mixture of bedrooms including en-suites, day space, bathrooms, kitchens, laundry and various office space etc on both floors.

The building has been previously registered as a care home use class C2 for older people.

The overall footprint of the building sits on a regular rectangular shape site with the entrance from Churchfield Lane leading directly onto a level car park. However the car park is hard surfaced and can accommodate around 10 vehicles. The other three sides of the site area mixture of open plan grassed areas, hard standing areas and access paths.

The property is currently maintained to a high standard and internally and externally and is well managed.

The village of Kexbrough lies approx 4.0miles north west of Barnsley. The village does benefit from good road links, with the A637 and A635 being the main routes to the town centre with the latter also facilitating access to junction 38 of the M1. Rail services are also provided with access to both West and South areas. Local bus services also serve this area with direct links to the main town and the Hospital including a service bus stop directly outside on Churchfield Lane.

Kexbrough is predominantly a residential location, although its proximity to the M1 has also attracted a number of nearby businesses

Level and ramped disabled access into the building is a prominent feature of the building including safety handrails to the sloping ramp area. Disabled access into the existing building has been considered in which levels from the access routes and car park areas to property entrance doors is considered level and sustainable in terms of disabled access and travel distance. Disabled access within will all be in accordance with part M of the building regulations.

The whole site will be accessed directly off Churchfield Lane onto a tarmac car park area being both durable and usable by residents, visitors and essential service vehicles. The scheme was also designed all in accordance with and in pursuance of safety required under the relevant planning policy guidance.

Manor Court has been formed by the conversion of and phased extension of the originally detached dwelling which now occupies a section of the front two storey part of the overall building. The building is a two storey property of traditional construction with brick outer walls lying beneath a pitched and hipped tiled roof. All windows and doors are UPVC double glazed units as well as UPVC guttering and down pipes.

A two storey extension has been added to the original building effectively enveloping the building, constructed in materials to match the original building, although on the rear elevation of the two storey extension is a vertical tiled flat roof dormer projecting out of the extended pitched and hipped tiled roof.

A range of other single storey extensions has been added to the rear which also appear to be of a traditional construction with brick outer walls lying beneath a pitched and hipped tiled roof. All windows and doors are UPVC double glazed units as well as UPVC guttering and down pipes.

The current building occupies a reasonably substantial but elongated site, which appears to be relatively level. Car parking to the front does limit garden area to small planted beds, however on the rear and mid sections of the site although now overgrown it appears to consist of various lawns, hard surface seating areas surrounded by and incorporating a range of planted beds and borders including a number of mature trees and shrubs.

Boundaries to the site are formed by a low wall to the Churchfield lane frontage, with hedges appearing to enclose the remaining three sides.

The property has a conventional layout with bedrooms and day space to each floor with the upper level restricted to the front end of the building. Most of the accommodation is therefore housed at the ground floor level including a large functional professional catering kitchen and laundry.

The shape and proportions of the building due to its over time piecemeal development has created a largely linear configuration which is characterised by long corridors.

All rooms are found to be of a regular shape and lend themselves to different uses.

The entire building is served by mains water, gas, electricity and drainage.

The entire building is served by a substantial gas powered heating system, having two boiler rooms each serving different parts of the building.

The entire building is also covered by a fire detection system including smoke alarms and emergency lighting throughout which will be zoned to cover the different use areas and will also be regularly checked by service engineers.

All conditions as laid out in any planning approval notice will be observed and complied with in full.

The owner aims to provide from this change of use some degree of social improvement with a well being factor being provided due to the development offering a high class professional HMO accommodation including on site management and strict vetting policies.

The owner will continue to provide the day centre for adults with various disabilities falling within the same purpose group of C2 as the original care home use class.

The owner will continue with the AJB Care Limited which provide domiciliary care training

Additional traffic impact on the village due to the development will be minimal and in the interest of amenity, all planning policy guidance will be complied with.

In terms of the developments impact on the local area it will not have any detrimental effects as having its own access/egress from Churchfield Lane and not relying on access through any existing established developments.

Adjacent properties will neither be overlooked or overshadowed by this development.

The existing building having been on Churchfield Lane for such a long period of time, the proposed bringing back into use of the un-used areas of the building can only serve to improve the immediate locality by clearly having the potential to create a specialist residential multi functional building fit for occupational purposes. The proposed scheme will also bring about a positive social impact on the immediate vicinity. There is no economic impact on the immediate vicinity due to the proposed development.

A sustainable drainage system already exists on site.

From our evaluation of all information provided regarding this development it would suggest that the proposed usage can only benefit the local community in terms of a sustainable specialist residential building which will add to and enhance the character and desirability of the surrounding area while providing a much needed service in that area.

There is a range of facilities within ten minutes walk of the premises centred within the main village of Darton including a supermarket, bakers, doctors, pharmacy including bars, cafes and takeaways.

The development is a level site with access to the residential unit from existing hard standing and pavement areas being considered reasonably level and therefore maximises ease of accessibility while also limiting travel distances to the unit. The overall design and layout has embraced good crime preventative measures in that consideration has been given in trying to create a safe and sustainable crime prevention zone.

The configuration & balance of hard & soft landscaping does also set out to enhance and protect the character of the site and create a positive improvement for residents in close proximity and visually impacted on by the development.

In the event of fire or any other emergency, access into the development by any of the emergency services would be relatively easy given its layout and proximity to adjacent access roads. All prospective users will be provided with equal and convenient access up to around and into the residential home.

The application is also based on a good understanding of the local character of the Churchfield Lane area and aims to bring that same depth of character to the new development. The scheme therefore does comply with planning policy consideration in terms of its physicality & re-use of the existing unoccupied space available in order to provide such a new development.

Preliminary discussions with some of the residents locally would suggest that bringing the building back into use as a specialist residential home will be a significant improvement and a beneficial use of the site and the un-used areas of the existing building.

The general area around the site does appear to be residential and this degree of regeneration and re-use of the existing building does go a long way in adding to and providing a much needed and essential targeted accommodation need.

The scale of the proposed development is considered well balanced against the backdrop of the overall site area around the building

All features of the development have taken into consideration sustainability and ease of maintenance together with an attractive order to it.

Following an on-line consultation with the Environment Agency Flood Risk Web Site it would appear that the development is not within a flood risk zone.

As an additional specialist HMO provision it will have no more impact on the immediate community than the existing training centre and day care respite centre does.

No boundary treatments are required as all are well established.

The property is not listed and does not lie within a conservation area.

The buildings use as a care home closed in 2011 due to trading difficulties.

The current owner has owned the building since approx 2014 in which the entire rear of the building has been fully refurbished but has never been used. However following quite a substantial refurbishment of the building by the current owner it has provided to date office space from which to operate their domiciliary care business training academy including the provision of a respite day care facility. The property has embraced both these usages and appears to be well suited to there sustainability given the cellular layout of the building and has the capacity to provide further individual office/training accommodation if required.

The property owner now wants to make use of the existing refurbished bedroom and en-suite facilities within the rear single storey section of the building in which the provision of a on site managed high class HMO would provide the much needed long, medium and short term professional accommodation that is required within the area. The separate bedrooms and en-suites tenants will also be provided with communal dayroom, kitchen, dining and gym provision within the ground floor level of the two storey section of the building.

It is the intension of the owner that a professional on site management company will control the use and running of the complete building.

The 3 different business usages will all be separated internally by means of existing strategically placed coded locked fire doors that can only be accessed by the management team. Entry into and egress from the different use class areas will be from different access door as marked on drawing.

Clear signage will also be provided at the front of the building to identify access routes around the building including supplementary signage above the new individual access doors.

The respite day care facility has a use class C2 the same as the original care home.

The existing domiciliary care business training academy has a use class F1 in which a change of use application is required.

The proposed HMO provision has a use class C4 in which a change of use application is also required

The main vision and idea for the HMO is to attract professional working tenants linked to the NHS, in which staff that may arrive from different parts of the country or from overseas where finding suitable accommodation can be a problem. It is therefore the intention of this HMO to partly alleviate this problem by offering secure affordable accommodation. Hopefully this will help in attracting further staff to the Barnsley District General Hospital if an advertisement link can be advertised within.

On site management will operate and be available several days a week to some degree including a fully operated emergency call system.

The HMO will provide 13 no individual bedroom and en-suite facilities including the provision of a fully equipped modern shared kitchen, dining room, lounges, gym, study areas and a fully equipped modern shared laundry room.

Sufficient outside space is also available for drying cloths including outside seating if required.

The HMO rooms will be cleaned on a weekly basis.

The building manager has 30 years experience of managing different commercial properties and HMOs and is a current HMO licence holder for Sheffield City Council. They have also worked over the past 5 years in Community Safety for the Safer Neighbourhood teams based at Kendray and Hoyland Police stations

The building manager also has training in the (CSAS) Community Safety Accreditation Scheme, HMO management, first aid in the workplace and IOSH including a range of other training. They also have DBS and a NPPV level 2 police vetting accreditation.

This establishment will therefore be professionally run and managed by the building manager in which all tenants will be vetted through the VOUCH system including the RIGHT TO RENT legal checking system.

Finally the building manager is registered with PRS, NRLA, ICO and CMP including having all Landlord and Professional insurances with AXA as the attached paperwork confirms.