

DESIGN & ACCESS STATEMENT

IN RESPECT OF:

**PROPOSED
ALTERATIONS & EXTENSIONS**

FOR

GUARDIAN CARE HOMES

AT

**BURNTWOOD HALL NURSING HOME
BRIERLEY COMMON
BRIERLEY
BARNSELY**

**PREPARED BY MITCHELL & PROCTOR
12 ALBION ROAD
CHESTERFIELD
S40 1LJ**

**TEL: 01246 275107 FAX: 01246 279252
*Email: tim@mitchellproctor.co.uk***

JANUARY 2010

USE

Burntwood Hall is an existing nursing home providing residential nursing care for elderly persons including care for persons suffering from the effects of dementia.

The proposal is to reapply for consent to convert the derelict building to provide additional bedroom accommodation and to include in the application to build a new single storey wing to provide 4 additional bedrooms with en-suite facilities.

The proposal to convert the derelict building was previously approved under ref no. B/04/1603/HR/LB dated 26th October 2004.

We have met with the Conservation Officer; Mr Tony Wiles on site and have discussed the principle of the proposed single storey extension.

It is thought that the proposal will not have a detrimental effect on the setting of the listed building.

The proposals are in accordance with UDP Policy H5B which refers to residential homes.

- A. Satisfactory parking and manoeuvring space is available.
- B. Existing amenity space is not affected.
- C. The amenity of neighbouring properties is not adversely affected.
- D. Proposals for the conversion and extension to the existing home does not adversely affect the appearance or character of the building or constitute over development.

The proposals are in accordance with UDP BE 2 – Listed Buildings.

The scheme seeks to rebuild part of the listed building previously allowed to become derelict.

The scheme seeks to preserve and enhance the setting of the listed building.

AMOUNT

The proposed scheme seeks to rebuild and convert the derelict part of the building to provide 10 additional bedrooms complying with the latest residential home standards.

The additional wing provides 4 further bedrooms.

The combination and repairing of rooms to comply with minimum space standards together with provision of en-suite facilities has resulted in loss of bedrooms space.

The 14 rooms proposed will maintain the accommodation level at 41 beds which is an economically acceptable number.

The public spaces provide a total amenity area of 163 sq m. The ratio of bedroom numbers to public space accords with the latest standards for nursing care.

LAYOUT

The application drawings indicate the total application site at both 1/1250 and 1/500 scale.

The 1/100 survey plan indicates levels, trees and existing site features in the vicinity of the proposed works.

The single storey extension is an extension of the existing nursing facility accessed via the existing corridor.

Fire escape provision is provided to comply with the building regulation.

SCALE

The proposed rebuilding of the derelict part of the building is detailed to match the scale of the adjacent previously completed part of the building with a stone/render combination of materials to match the existing.

The single storey height has been set so that the gutter line lines through with the string course on the existing building.

The roof pitch has been set to match that of the existing building.

LANDSCAPING

The proposed new off shot building has been carefully positioned so as not to affect the principal trees.

However removal of the existing self set trees and dense overgrown shrubs will be required.

A formal landscaping identifying all the existing trees and methods of protection of existing trees and root systems will be provided for approval prior to commencement of any building work on site.

We expect that any approval will have conditions to this effect.

APPEARANCE

The elevational treatment of the work to rebuild the ruined portion of the building has already been established in the part completion of the south elevation.

The two storey building is constructed in natural stone with the existing historical features being retained.

The first floor elevation above the stone string course will be finished in cream painted render work to match.

Velux wall and roof windows will match those already installed.

The roof will be tiles in dark grey interlocking tiles to match the existing.

Fenestration will match the existing i.e. white painted timber sash windows with Georgian proportioned glazing bars.

Windows to have sawn stone heads and cills.

The proposed single storey extension will be built in coursed stonework to match the existing building.

Windows and doors will be in painted timber with sawn stone heads and cills to match.

The roof will be covered in interlocking concrete tiles to match.

ACCESS STATEMENT

The overall number of bedrooms has not increased as existing rooms have been combined to comply with the new space standards for care homes.

The existing access road and car park have been recently tarmac surfaced.

The existing vehicle spaces for staff and visitors will suffice.

Internal access to the proposed bedroom accommodation is via an extension of the existing corridor which will be minimum 1.5m wide with Part M compatible handrails.

The proposed ensuite facilities provide wc wash basin and shower in "wet room" format.

The fire escapes and front terrace will have level access with ramps down to ground level.