



## Design and Access Statement



**Property Address**

Cannon Hall Open Farm, Cawthorne, Barnsley, South  
Yorkshire

**Grid Reference**

Post Code: S75 4AT

**Proposal**

Changing Places Toilet Block

## **1.0 Point for Consideration**

**1.1** This Statement provides supplementary justification to clarify the reasons for development and provides supporting information regarding the proposal for a Changing Places Toilet block and First Aid room within Cannon Hall Open Farm.

**1.2** The Farm is located 120m northeast of Cannon Hall, a Grade II\* listed building in Cawthorne, Barnsley.

**1.3** The proposed Changing Places Toilet block would be a vital and significant need to Cannon Hall Farm, enabling people with profound and multiple learning disabilities, their carers, assistants and families to enjoy days out knowing that appropriate sanitary accommodation is in place.

Without a suitable changing bench, many disabled people have to be laid on the floor to be changed. This is undignified, unhygienic and puts assistants at risk of injury. In the absence of a hoist, assistants are again put at risk when forced to manually transfer a disabled person who is unable to self-transfer between a wheelchair and WC.

**1.4** Changing Places Toilet can vastly improve people's quality of life, allowing disabled people and their assistants to stay out for longer and participate in more activities.

**1.5** The Changing Places Toilet block and First Aid room has been sensitively designed to integrate with the existing surrounding development and the immediate and wider landscape and is considered to present a sympathetic built form and style which echoes throughout the existing architectural language of the Farm.

**1.6** The proposed Changing Places Toilet and First Aid block is a simple addendum to the existing toilets and is within keeping in terms of appearance and built style.

**1.7** The development is not considered to have a negative impact to any neighbouring amenities and its location has no impact on the existing Listed Museum Building setting.

**1.8** In order for Cannon Hall Farm to continue their ambition to expand and support the Changing Places Facilities, the proposed development attempts to deliver the most effective way to meet this goal.

**1.9** From January 2021 new Government Building Regulations incorporating Changes Places to Approved Document M make it mandatory to include Changing Places to projects.

## **2.0 Supplementary**

### **Business Case**

For Cannon Hall Farm, the decision to enhance their disabled provision goes far beyond doing the right thing. Justifying costs, demonstrating real value and a tangible improvement to their business and community are crucial.

Figures released by Visit England show that 83% of disabled people have made a conscious decision not to visit an unwelcoming or inaccessible business, particularly those with no suitable and clean toilet facilities.

Businesses with a Changing Places facility are capitalising on missed revenue from those that don't have a Changing Places facility in place.

The Government have made a £30 million Changing Places Fund available to install more facilities in existing public venues.

### **Heritage impact:**

The impact of the construction of the Changing Places Facility and First Aid block has a negligible impact upon the existing visual appearance of the designated heritage assets that constitute the Grade II\* Listed Cannon Hall, or the adjacent walled kitchen gardens.

**Materials**

The proposed materials will match the existing adjoining building

**Access**

Full wheelchairs access will be provided with level door thresholds to current Part M Building Regulation standards

31/01/2022