

**Client: Dr. Waheed Hussain -Lister Care Group**

**Description: Change of Use of Existing Dwelling (C3) to Childrens' Home (C2)**

**Address : 186, High Street, Worsborough, Barnsley, S70 4SQ**

## **Design Statement**

### **1.0 Introduction**

This statement has been prepared by P.N. Bakes Architectural Consultancy on behalf of Lister Care Group Ltd. This statement has been prepared to accompany and support a Planning application for the change of use of an existing dwelling to a Children's' Care facility.



*Fig.1- Front View of No. 186 High Street.*

### **2.0 Site Context**

The building to which the application relates sits on High Street within Worsborough approx.. 2.5 miles from the centre of Barnsley.

The property is within an existing residential area, with shops, schools and recreation areas in close proximity.

The site itself is occupied by a large stone dwelling with small front garden and large rear garden / parking area.

### **3.0 Site / Building Description**

The building is a stone built large Victorian property with concrete roof and upvc windows and doors.

The site is surrounded by residential properties with a mixture of stone and brick built properties. The site is fairly level with a large rear yard / parking area.



*Fig. 2 – Rear View*

### **4.0 Scale**

The existing building is a large two storey detached property, with an existing two storey rear extension.

### **5.0 Brief**

The brief for the proposals is to simply change the use of the building from a residential dwelling (C3), to a Children's Home (C2), providing care for looked after children, with in house Manager / Matron.

The property will provide accommodation for a maximum of five Children.

There will be no alterations to the building either internally or externally.



*Fig. 3 Floor Layout of property*

### **6.0 Design Solution**

The existing building will remain unchanged except for updating in terms of smoke alarms etc. The application is purely for a change of use from C3 to C2.

### **7.0 Conclusion**

Our proposals to make use of an existing spacious property, within a sustainable location, to house vulnerable looked after children should be welcomed, as it is in much need. The property is ideal providing spacious accommodation with numerous Ensuite Shower Rooms together with communal Kitchen and Living Accommodation. It has good outdoor space with room for a number of cars to park, although car use will be limited due to the demographic of the residents. There are no changes to the building, and the property is close to nearby amenities, shops, schools etc. with outdoor recreation space also within walking distance.

### **8.0 Access Statement**

In terms of location and accessibility in terms of transport etc. the site is close to all local amenities, schools, shops etc. and has regular bus services to Barnsley close by. Barnsley is only 2.5miles away, and the general area is also close to the main motorway network. All this meaning that the location and its access can be seen as sustainable.

In terms of access to the building itself, unfortunately due to the steps outside the building, wheelchair access is not available.