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WEST STREET ELEVATION

DESIGN AND ACCESS STATEMENT

Project

Submission for Outline Planning Approval
for 12 apartments adjacent to Belle Green
Court Care Home

Location: Belle Green Lane, Cudworth,
Barnsley S72 8LU

Client Seq1 Ltd

Job No. 3922a

Revision

Introduction

This Design and Access Statement is submitted in support of a submission for Outline planning permission made on behalf of SEQ1 Ltd for 12 apartments to be built on the site of the former Rock House cinema building and adjacent to Belle Green Court Care Home also owned by SEQ1 Ltd.

This application follows submission for pre-application advice and addresses the points raised in the pre application response of 13th October 2023 and subsequent discussions with Barnsley Metropolitan Council and local residents.

Pre application advice was sought for the extensions to the care home and a 17 unit residential apartment scheme on part of the cinema site. This proposal is for a reduced 12 No 2 bedroom apartments. The proposed care home is subject to a separate full application which will run alongside the application for the proposed apartments.

The original care home was built in 1998/1999 by the previous owners, our client Mr Jeevan Shergill having purchased both the care home and adjacent cinema building in January and February 2020 with the desire to expand the home and provide assisted living or residential apartments.

Unfortunately only a few months after our clients purchase of the care home the Covid Pandemic effectively closed the care home to new residents reducing resident numbers significantly. Whilst the home recovered from this loss, expansions plans for both the care home and Rock House were put on hold.

As the country has moved out of Covid, plans to extend the home were further hampered by subsequent management and staff issues, the current economic crisis and rising build costs adding further complications to the development.

Portess and Richardson, have been working with Mr Shergill over the past 18 months considering options for the apartments prior to arriving at the current proposals.

The proposed extension to the care home is subject to a separate full application.



Existing Cinema building

Accompanying Information

Portess and Richardson

3922a LP01 Location Plan

3922a P01 Rev A Proposed Site Plan Care home 1-200

3922a P02 Rev A Proposed Site Plan Care Home 1-100

3922a P03 Proposed Ground Floor Plan

3922a P04 Proposed First Floor Plan

3922a P05 Proposed Second Floor Plan

3922a P06 Proposed Elevations

3922a P07 Massing Comparison

3922a P08 Ecological Plan

3922a S01 Existing Site Plan

3922a S02 Existing Cinema Building – Plans and Elevations

Statement on Retail

Building for Healthy Life Assessment

Northern Planning Transport

Transport Statement

East Midlands Tree Surveys Ltd

Arboricultural Report

Middleton Bell Ecology

Bat Survey

Ecological Impact Assessment and Biodiversity Net Gain Assessment Spreadsheet

Pre Application Advice from BMBC 2023/ENQ/00188

Site Assessment

Location

Cudworth is an urban village approximately 5 kilometres North East of Barnsley with a local population of around 11,000 people.

Rock House or the Ramsden Building as it is commonly referred to lies to the East of the main shopping area, on Barnsley Road (upper Cudworth) although remains on the edge of a mixed use area with a public house and takeaways, beauty salons to the opposite side of Barnsley Road, to the West and North. Immediately to the North of the cinema building is Belle Green Court Care Home, the car parking and entrance for which wraps around the Eastern end of the building and proposed site. Adjacent to the care home to the North is a car dealership and the former school opposite the site is now a Childrens Nursery.

There is residential housing to the South and East of the site, terraced houses along Market Place and Market Street dating back to the late 18th / early 19th century. Houses on Belle Green Lane and beyond consists largely of new development built around 2005/2006 with some older properties on Silverstone Avenue and surrounding streets appearing to date back to the 1970's / 1980s.

The Art Deco influenced cinema appears to have been built in the 1920's. Historic maps from 1904 indicate buildings on the site of the current care home and cinema know as Rock House. The 1930 map shows the Picture House in its current location.

The Picture House subsequently became a bingo club with a change of use application for retail use granted in 1999 (B/98/0666/CU), occupied by Ramsdens Direct, a Brand name clearance outlet that occupied the former picture house until 2019 when the premises were put up for sale.



The site slopes down from West to East along Belle Green Lane, the frontage onto Market Place being set at a slightly higher level than the building itself.

The former cinema building is a substantial building equivalent to two storeys front onto Market Place and three storeys to the rear.

There are 6-7 spaces on the forecourt of the former cinema building accessed directly off of Market Place by a continuous dropped kerb allowing for some turning on the forecourt however in practice vehicles tend to reverse onto Market place with limited visibility lines. Since the retail store closed ad hoc parking (uncontrolled) utilises the forecourt, notably in the evenings when the adjacent pub and takeaways are open. There is also on street parking on Market Place and Belle Green Lane.

The site falls outside of the Coal Authority High Risk areas, confirmed through the Coal Authority's interactive map.



The Cinema forecourt



The cinema building from the care home



The cinema from the corner of Barnsley Road



The former cinema building provides an imposing mass on the street scene to Market Place / Belle Green Lane

Brief and Development Considerations

The cinema building was purchased as part of a master plan to expand the adjacent care home from the current 40 bedrooms to 60 bedrooms which is generally regarded as a good size of home for resident interaction, care and efficiency of staffing.

It was always acknowledged that the site would provide additional opportunities for development, a stand alone care home for the site being one of these considerations.

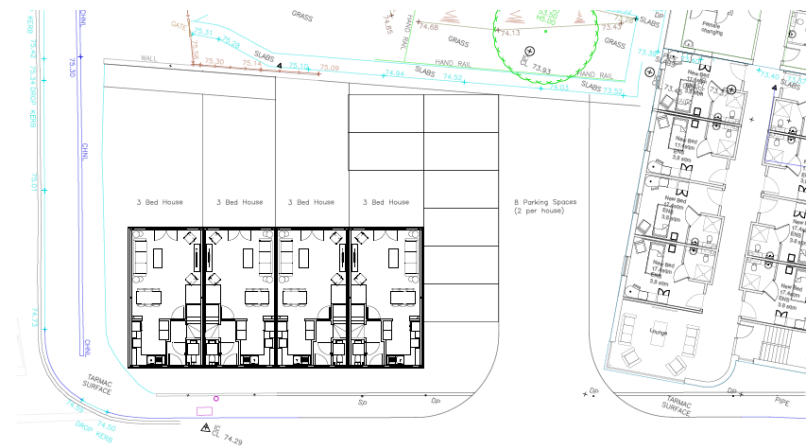
Having settled on an extension to the care home, consideration of various residential developments in the form of terraced town houses or an apartment block, the latter being considered the most appropriate development of the site with the possibility of assisted living, retirement apartments, affordable or market housing.



Stand alone care home



Terraced town houses onto Market Place



Terraced housing onto Belle Green Lane

Design Considerations



The surrounding dwellings are 2.5 storey terraced town houses of traditional design with good quality materials and detailing. The topography of Belle Green Lane breaks down the massing of what are substantial blocks

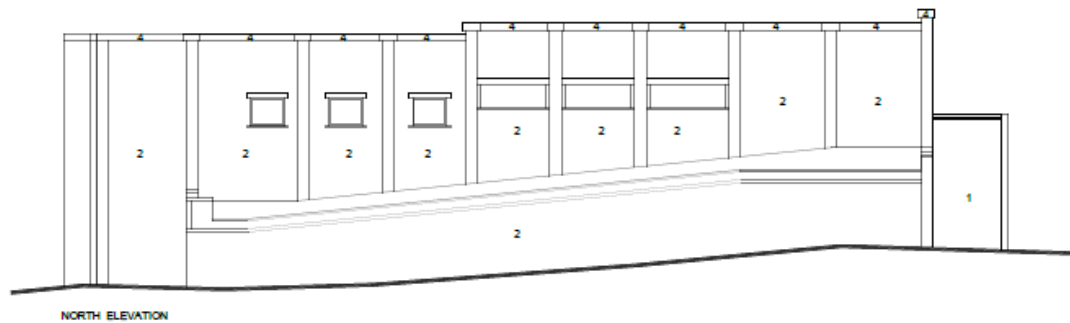
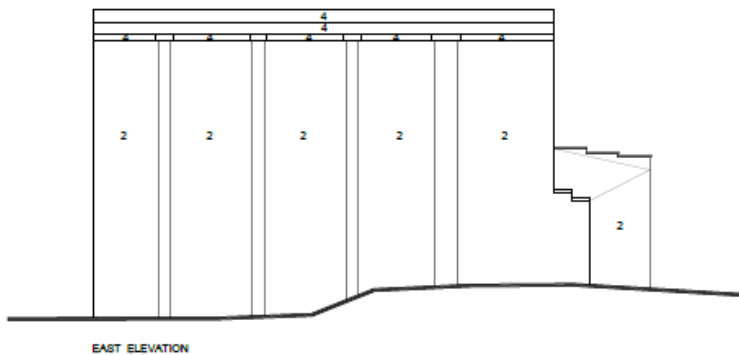
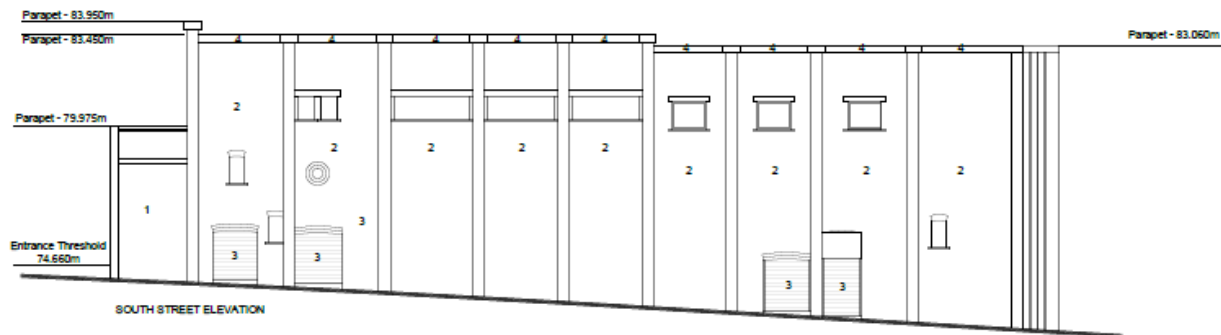
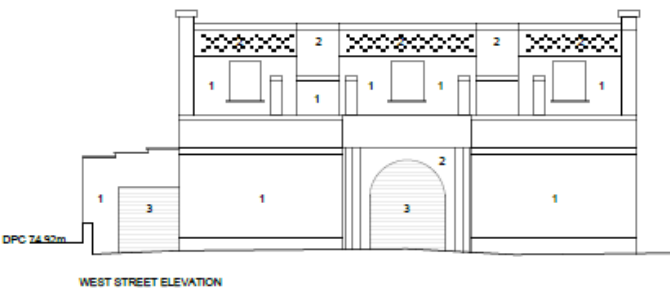


The houses to the rear of the site are simpler in design but still 2.5 storey of considerable mass



New row Court Flats seen from Barnsley Road and no more than 75 metres from the Application site are 3 Storey and of simple design

The cinema building itself is a substantial mass with a small step along Belle Green Lane, but is broken down by the façade treatment of colonnades and windows punched through the solid mass of brickwork.



Pre application Advice and Planning Policy

Pre application advice was provided by Leah Wright for both the Care Home extension and proposed apartments, a full copy of the advice included in within the application package.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Local Planning Policy

Policy TC1 considers District centres and provides specific detail on Cudworth as a retail and service provider along Barnsley Road.

Consideration of the loss of the former cinema building for retail use is considered as a separate document to this Design and Access statement.

Policy H4 – allows for residential development on a small unallocated sites and policy GD1 states that development should not have a “significant adverse effect on the living conditions and residential amenity of existing and future residents”.

This is further addressed in the Design section of this statement

Policy D1 – High Quality Design and Place Making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive local character and other features of Barnsley, a contemporary approach has been taken to the Bookend design of the original simple design of the care home.

SPD Parking, Policy T3, New Development and sustainable travel and T4 New Development and Transport Safety are partly addressed in the transport statement but the central location of the site with good access to public transport and the town centre satisfy much of the above policies.

The Urban design comments are addressed also under the Design Section of this statement.

Policy LG2 The location of growth: Priority will be given to development in the following locations: Urban Barnsley will be expected to accommodate significantly more growth than any individual principal town and the principal towns of which Cudworth is one will be expected to accommodate significantly more growth than the villages, to accord with their place in the settlement hierarchy.

Policy H1: The number of new homes to be built - The council will seek to achieve the completion of at least 21,546 net additional homes during the period 2014 to 2033. A minimum five year supply of deliverable sites will be maintained, the addition 12 two bedroom apartments will contribute to this total.

Policy Poll 1 – Pollution Control. The development is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people. A construction management plan would be part of any post decision information provision.

Policy RE1 Low Carbon and Renewable Energy – The development will seek to incorporate initially appropriate design measures, and thereafter decentralised, renewable or low carbon energy sources in order to reduce carbon dioxide emissions and should at least achieve the appropriate carbon compliance targets as defined in the Building Regulations.

The preapplication response consulted with the Housing team and the 2021 Strategic Housing Market Assessment (SHMA) demonstrates a strong demand for general affordable 2 bedroom apartments but little demand for 1 bedroom apartments, as a result of which the proposed scheme was adjusted from 17 predominantly 1 bedroom apartments to the current proposal of 12 No 2 bedroom apartments

Policy H7's requirements for 10% affordable housing provision on schemes of 15 houses or more would no longer apply.

In addition to the preapplication advice it is noted that from August 1st 2021 applicants are able to take advantage of an amendment in legislation which means that the change of use from shop to residential use would be permitted development in principle subject to an application for prior notification being submitted to the council and certain considerations.

Other matters, biodiversity, Highways, Trees, Drainage etc are addressed within the Design section of this application.

Consultation

Partly through the submission for Pre application advice and as a result of previous correspondence contact had been made with Daniel Harper, Head of Economic Development at Barnsley Metropolitan Borough Council and a meeting held on site on 14 September 2023 to discuss the proposals going forward and the wish for the council to see something positive happen to the site which is an important part of the Cudworth District Centre and the Councils Investment Plan for Cudworth.

The proposals for both the apartments and care home were broadly welcomed without any comment on specific designs and the over arching desire to bring the site back into use and regenerate the area.

Further conversations were had with Alison Dalton, Group Strategic Housing in regards to the use of the site and preference for larger 2 bedroom apartments on the residential part of the site than the previous 1 bedroom flats proposed.

Councillors Joe Hayward, Anita Cherryholme and Sir Stephen Houghton were written to on 12 December 2023 and invited to discuss pre-application advice and submission but none of the local ward councillors responded.

Correspondence continued with Daniel Harper, Rosie Fordham, Rachel Allington and Teresa Williams whilst the plans were progressed.

Following the lack of response from the Ward Councillors, in order to engage with the local community an informal open afternoon and presentation of the proposals was set up for Monday 19th February 2024 between 3pm and 6pm at the care home.

Residents from all the adjacent properties along Market Place, Belle Green Lane , Village Court and Barnsley Road were invited to attend the presentation by letter drop, a copy of the letter and map of these properties invited included in Appendix A

The three ward councillors were also invited to attend the presentation but were unable to do so, the councillors were invited to contact us separately.

The invitation was also extended to the above mentioned Housing and Property team at Barnsley Metropolitan Borough Council.

Relatives of residents and staff members of the Care Home were also invited.

On the day of presentation 3 neighbours and their families attended along with Rachael Allington and Theresa Williams from BMBC along with several staff members of the care home and residents relatives. The presentation was left up for any neighbours or relatives that could not attend over the next few days.

The unanimous response was in favour of both the Care Home Extension and Residential development welcoming the proposals as an uplift to the area in respect of the overall design and the benefit to the community of proposed extension to the care home. Some responses are shown in Appendix A

Concern however was expressed over problems with evening parking when the public house and the two takeaways that are currently open become busy with both collections, "dining and drinking in" and delivery drivers who regularly park on pavements and block the Market Place and Barnsley Road junction in addition to parking along Belle Green Lane.

Pick up and Drop off at the nursery appeared to be more staggered and did not clash with use of the public house and takeaways, the parking off of Market Place generally busy.

Design Proposals

Use

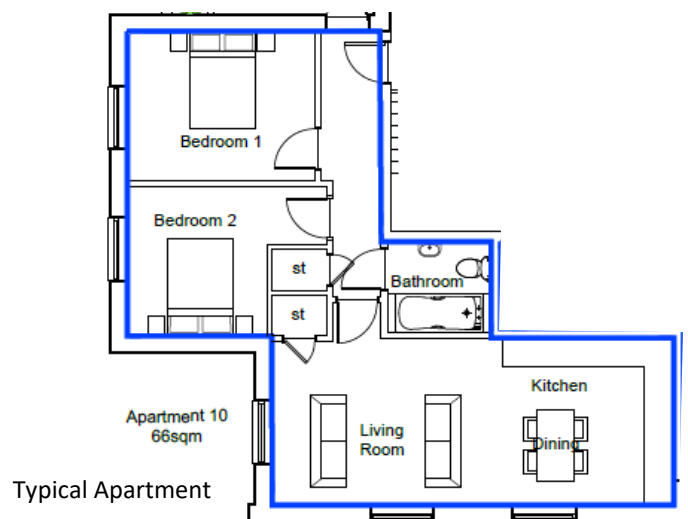
The proposed use of building will be C3 use, residential dwellings.

Amount of Development

12 No two bedroom apartments are proposed with associated parking and outside space.

The development although outline, will achieve the internal spacing standards set out in the South Yorkshire residential design guide, a table of areas provided opposite.

Most apartment have outside space in the form of ground floor patio areas, balconies and there is a landscaped shared amenity space of 135 sq metres.



Belle Green Apartment Sizes (sq.m)

	Open Plan /KDL	Bedroom 1	Bedroom 2	Bathroom	Total + Balcony
Flat 1	44	14	16	8	91
Flat 2	32	12	11	4	72
Flat 3	27	13	10	4	63+6
Flat 4	27	12	10	5	62+6
Flat 5	30	12	10	4	66+17
Flat 6	29	12	10	4	69+6
Flat 7	27	12	10	4	62+7
Flat 8	27	13	10	4	62+6
Flat 9	27	12	10	5	62+6
Flat 10	30	12	10	4	66+17
Flat 11	29	12	10	4	69+6
Flat 12	27	14	10	4	62+7

* Built in Storage will be provided to each flat

Appearance, Layout and Massing

The appearance will be of a high quality and reflective of the commercial surroundings but also the residential developments to the South and East of the site.

Although designed together as a fully integrated development of the site, consideration was also given to the possibility that the Care home extension and apartment blocks could be built independently and at different times without any detrimental effect on the proposed development and immediate area.

The urban design and planning comments contained with the pre application response were positive and welcomed the development, but with some issues to be addressed.

The elevation of the proposed apartments was described as “well modelled and distinctive at the front, when seen from Barnsley Road and Market Place” and this elevation has been further enhanced to provide a distinct sense of place.



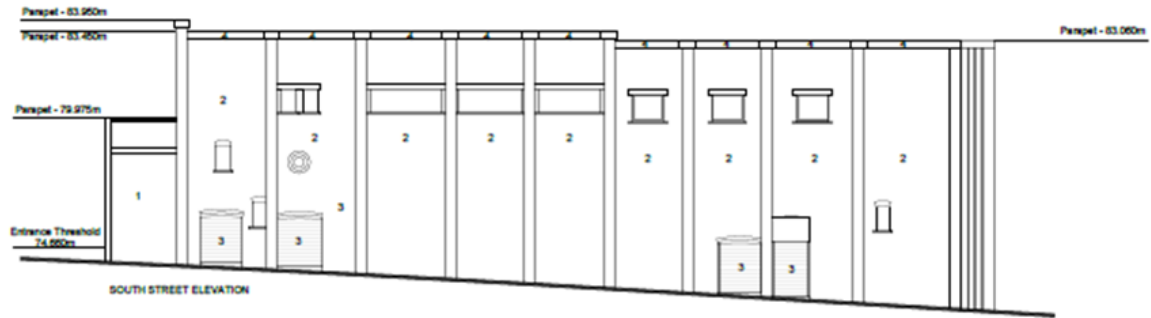
The existing cinema building provides a significant mass not only onto Market Place but also the side elevation onto Belle Green Lane as illustrated overleaf. The cinema building also sits directly behind the pavement.

Whilst of similar massing of the apartments will be set back behind the line of the former cinema building, and conforms to the SPD 'Design of housing development' external standards “where front elevations face a road, dwellings should be a minimum of 12m apart”. This distance will be exceeded.

Whilst similar in height and width the proposed Belle Green Lane elevation is also broken up and with inset balconies, the undercroft entrance to the development and stepped back along the line of the road to make a less oppressive and more interesting elevation. The use of different high quality material will further break up the street scene and the terracing reflects that of the dwellings on Belle Green Lane.

The development has been designed to provide an inclusive environment for residents with shared access spaces and circulation that will encourage good neighbour interaction in addition to providing a safe and secure site.

Ten of the proposed apartments will be on upper floors and the two ground floor apartments are set back from the pavement with defensive planting and low walls onto the street scene.



Existing street scene



Proposed street scene



Existing 2024 google map aerial image. The large rectangular design of the old cinema building no longer fits amongst its residential surroundings and sits tight to the street.



The proposed apartments are highlighted in blue, the proposed care home extension subject to a separate application.

Landscaping

The pre application advice notes that the only trees which would be impacted directly in terms of removals are the large conifer hedge and small shrubs that are located between the former cinema and existing care home that are of poor quality and unmaintained.

A full tree survey and Arboricultural impact assessment has been provided for both this application and the Care Home development.

Landscaping is addressed as part of the statement of Biodiversity Net gain.

We would request that landscaping design be conditioned as part of any decision.

Ecology

The proposed site for development is of low ecological value consisting of the former cinema building and tarmac apron onto Market Place and the main car park for the care home.

However with the unoccupied former Rock House, the last known use some 4-5 years ago, it was felt necessary to carry out a bat survey a copy of which is included with this application.

In summary the report found:

“No bats or signs of bats were recorded in either building and the suitability of both was considered to be negligible. The trees present within the site were considered unsuitable for use by roosting bats but were likely to be used by nesting birds.” therefore it was recommended any development was started outside of Bird Nesting season.

Biodiversity Net gain became a mandatory requirement for developments greater than 10 dwellings and although the site has very little on site habitat, an Ecological Impact Assessment Report and Biodiversity Net Gain Assessment spreadsheet has been provided by Middleton Bell Ecology and is included within this submission.

With the site consisting of the cinema building and an area of garden managed as part of the existing care home to the North, use the site was considered to be of site level importance.

The likely unmitigated impacts of the development were considered to comprise:

- The loss, and replacement of approximately 0.02 ha of vegetated garden.
- The creation of a new 33 m long hedgerow along the northern site boundary.
- Increased lighting affecting nocturnal species such as bats, and nocturnal invertebrates.
- The potential loss of active birds' nests.

The following further mitigation requirements are considered necessary:

- The grass within the formal garden area should be seeded with a grass and flower mix that will flower in a short sward (i.e. with regular mowing).
- The hedgerow will be managed to provide flowers and fruit.
- Bat boxes, swift bricks, and bee bricks will be installed in each dwelling in accordance with Local Policy.
- Lighting restrictions will apply to protect nocturnal species

With the proposed mitigation measures, the development is projected to result in a net gain of between 0 and 0.01 Habitat Units (an 8 % gain), and 0.13 Hedgerow Units (a 100% gain).

Flood Risk and Drainage

The site is not in an area of flood risk as defined by the gov.uk maps for planning . The site consists almost entirely of the former cinema building and tarmac apron in front of the building, with a small area of grass and planting adjacent to the care home.

The total impermeable area as a result of the development will be reduced significantly and existing drainage connections utilised. The car park area is intended to be permeable paving subject to any ground surveys.

Access and Parking

A combined transport statement has been provided for the 12 apartments and proposed care home extension, however this application relates only to the proposed apartments.

Demolition of the retail unit and former cinema will remove car parking on to the front apron of the site. The nature of the current 6-7 parking spaces is that vehicles drive onto the forecourt of the store and then have to reverse out onto Market Place which is the main access onto the Belle Green Estate. Removal of this parking will improve safety at the junction of Barnsley Road and the corner of Market Place that leads onto Belle Green Lane whilst the development will reduce the scope for illegal nighttime parking.

The site is accessible on foot and bicycle within good proximity to local facilities and public transport.

Secure and covered cycle parking for 12 cycles will be provided as part of the apartment development

Bus stops are locate within 120 & 180 metres of the site to the West and the Transport statement concludes that the proposed development is highly accessible by sustainable modes of transport.

Vehicle access to the proposed apartments will be provided by a new gated site access junction with Market Place and visibility splays comply with Highways requirements.

15 car parking spaces are provided, 1 per apartment and 3 additional visit spaces which accords with Barnsley Metropolitan Councils standards.

Vehicle movement data is provided within the Transport statement for the combined development but the apartments will reduce the total number of potential vehicle movements in the area.

Bin Storage Refuse

Refuse storage is provided in a secure bin storage area and waste divided into Domestic and Recycling. It is assumed that waste will be collected in 1100 litre bins for combined use as part of a Building Management agreement.

Inclusive Access

Inclusive access is provided to the apartments with an ambulant disabled access and escape stairs, level thresholds to all external doorways and 926mm or greater internal doors throughout, suitable for wheelchair use. All ground floor flats will be level access, with the possibility of lift installation to the remaining 10 flats

Water Use

Wasteful use of water will be avoided and effective controls provided to limit its use. Water calculations will be provided as part of any Building Regulation submission.

Construction Activity

Construction activity during the build programme cannot be avoided, however it will be possible to minimise any impact through the adoption of a Construction Management Plan. Specifically the hours of building operations can be regulated to Monday to Friday, and specific start and finish times, due to the location in a residential area.

The Considerate Contractors Scheme will be implemented to control contractors off site activities, and ensure full facilities are provided and contained on site.

Sustainability and Energy Statement

Services Design

The mechanical and electrical services designs will be developed for the apartments in consideration of the need to provide low energy solutions, to conserve natural resources and reduce the overall carbon footprint of the development.

The following solutions will be employed where appropriate.

- Building design to allow the use of natural ventilation.
- Fenestration to provide good day lighting, but with solar shading and detailing to minimise solar heat gain.
- High efficiency condensing gas boilers to supply the space heating and domestic hot water requirements
- Heat recovery from mechanical ventilation systems.
- Low energy lighting.
- Occupancy sensing for control of both internal and external lighting on communal access to the flats.

Energy Efficiency and Renewable Technologies

To achieve significant energy savings and carbon reduction, thermal insulation 'U' values will be improved better than Building Regulation limiting values. SAP calculations will be carried out to confirm compliance with the requirements of the Building Regulations.

Natural Day Lighting

Natural day lighting will be used in conjunction with suitable artificial light sources to achieve the correct illumination levels whilst limiting electrical energy usage.

Careful design of the fenestration will mitigate discomfort and provide suitably sized and strategically located windows to assist with natural day lighting to achieve good average daylight factors.

External Lighting

For ecological reasons and the proximity of the adjacent care home, lighting will be set at low levels, predominantly Bollard and Low level Bulkhead lights, downward facing. Lights will be warm white colour in line with good practice guidance for ecology.

Nearby street lighting will provide background lighting to the site, particularly street elevations and entrances, with on site external lighting activated by PIR sensors and timed control.

A lighting plan could be conditioned as part of any decision for the site.

Appendix A

Neighbour and Ward Councillor Invitations

Our Ref: PJI/3922/3.1

9th February 2024.

The Occupiers
Market Place, Belle Green Lane, Village Court
And Barnsley Road
Cudworth



Dear Neighbours

Proposed Demolition of Rock House and extension to Belle Green Court Care Home with the Construction of 12 No 2 Bedroom apartments with associated parking.

As we are sure you are aware, Rock House has been the subject of consideration for redevelopment for some time.

Working on behalf of our client Belle Green Court Care Home, having had discussions with members of Barnsley Metropolitan Council and following receipt of Pre-application advice, we are shortly to submit a full planning application for the extension to the care home and an Outline application for the proposed apartments.

The extension to the care home is a much-needed development of additional bedrooms and will ensure the long term viability of the care home.

It is hoped that the apartments will bring a beneficial use to the site that has remained empty for some time.

We are writing to you as one of the immediate neighbours to Rock House and Belle Green Court Care Home and we would like to invite you to a small exhibition of the proposals where staff of the home and ourselves may be able to answer any questions or concerns you may have.

We propose to hold this presentation between **3.00 pm and 6.00 pm on Monday 19th February 2024** within Belle Green Court Care Home and very much hope that you will be able to attend.

Should you have any queries in the meantime, are unable to attend and would like further information please do not hesitate to contact us at p-r@portessarchitect.com.

Yours faithfully

**PAUL J INGLE
PORTESS AND RICHARDSON**

CC Belle Green Court Care Home

From: P&R

Sent: Tuesday, February 13, 2024 11:07 AM

To: [REDACTED]

Subject: FW: Belle Green Care Home and Adjacent Former Cinema Site, , Cudworth

Dear Councillor Joe Hayward

Following on from our correspondence below of 12 December 2023 we had hoped to share our preapplication proposals and the planning officers response however unfortunately we did not receive any replies from the 3 councillors representing Cudworth.

Belle Green Court Care Home are keen to engage with the local community and as part of this engagement we have invited residents of all of the neighbouring properties to attend a presentation of our proposals on Monday 19th February between 3pm to 6pm, a selection of drawings will be on display and we would like to extend this invitation on to yourself. We have attached a copy of the invitation posted to all the neighbouring properties along Market Place, Belle Green Lane, Village Court and Barnsley Road.

We will happily answer any questions either on the day or if you wish to contact us separately please do so.

We do hope to see you on the day but also appreciate if this is not possible, please do get in touch.

Yours Sincerely

Paul Ingle

Director

Portess & Richardson

From: P&R

Sent: Tuesday, December 12, 2023 2:17 PM

To: [REDACTED]

Cc: [REDACTED]

Subject: Belle Green Care Home and Adjacent Former Cinema Site, , Cudworth

Dear Councillor Cherryholme, Councillor Hayward and Councillor Sir Stephen Houghton

As specialist care home Architects for the Belle Green Care Home, Belle Green Lane, Cudworth, we have been working on a number of development options to increase the existing care home from 40 to 60 bedrooms and provision of a number of residential properties. Having previously had discussion with Daniel Harper and Rosie Fordham and subsequently submitted a package for pre-application advice we would like to engage with yourselves and the local community for the development of the site.

In the first instances and with your consent we would be happy to share the pre-application proposals and response from Leah Wright, the planning officer with yourselves as the Ward Councillors for Cudworth.

We are in the process of addressing the pre-application response and are also in very early discussions with Alison Dalton – Group Leader for Strategic Housing but if you would be happy for us to forward this information on we would be pleased to do so.

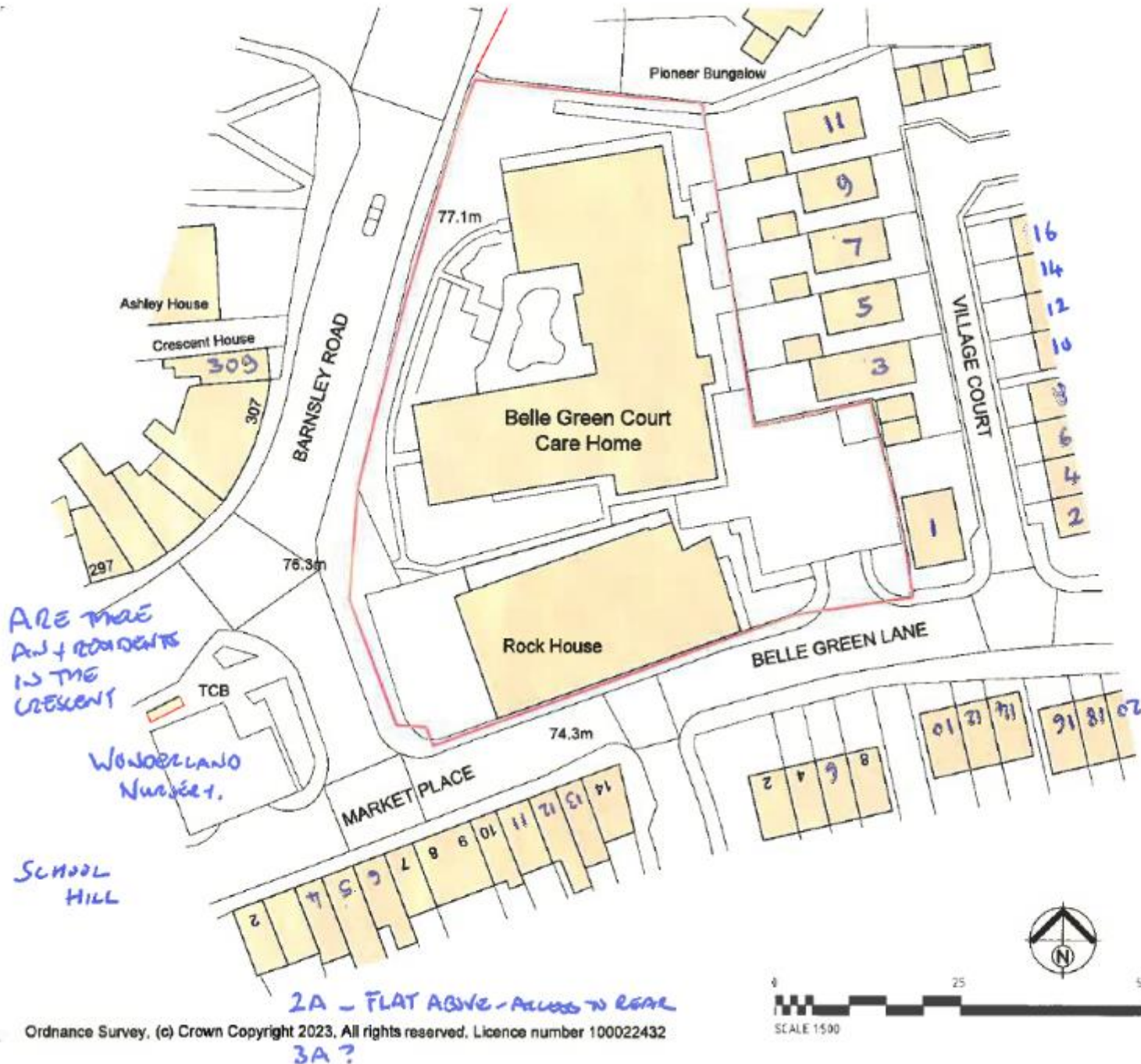
Also your thoughts on how we could most appropriately consult neighbours and the wider area, whether this be by formal presentation of the proposals, a drop in exhibition or displaying the proposals in the home, would be appreciated.

Yours Sincerely

Paul J Ingle

Portess & Richardson Architects

NOTES
 The owner has been advised to provide a planning application and not all the owner's contributions are shown.
 The details in respect of any not in detail shown, should be provided to the local authority for their consideration.
 A list of other parties involved in the development is shown on the site plan.



Ordnance Survey, (c) Crown Copyright 2023. All rights reserved. Licence number 100022432

ALTERATIONS AND EXTENSION TO CARE HOME BELLE GREEN COURT CARE HOME BELLE GREEN LANE CUCKYORTH, SHARPLEY, S72 8LU MR SURJEVAN SHEROIL LECTURER PLAN		
Date: MAY 2023 Project: 3002	Scale: 1:500 @ A0 Drawing: LP01	

Feedback Responses

ARE YOU IN FAVOUR OF THE CARE HOME EXTENSION?

YES

NO

ARE YOU IN FAVOUR OF THE RESIDENTIAL DEVELOPMENT
OF 12 APARTMENTS?

YES

NO

COMMENTS

CARE Home will look A LOT BETTER
THAN THE old Buildings

ARE YOU IN FAVOUR OF THE CARE HOME EXTENSION?

YES

NO

ARE YOU IN FAVOUR OF THE RESIDENTIAL DEVELOPMENT
OF 12 APARTMENTS?

YES

NO

COMMENTS

The current building is out dated and
the community would benefit from
modernising and uplifting the area.
The care home being extended would
also benefit the local community
and allow local residents to reside if
needed.
A wider variety of housing would be
beneficial for new couples and working
class area close to transport links too.

ARE YOU IN FAVOUR OF THE CARE HOME EXTENSION?

YES

NO

ARE YOU IN FAVOUR OF THE RESIDENTIAL DEVELOPMENT
OF 12 APARTMENTS?

YES

NO

COMMENTS

Already there are problems with parking,
we have a public house 2 takeaways a
Indian Restaurant and a nursery but only
10 parking spaces apart from the parking
spaces outside residents houses. Delivery drivers
for the takeaways already park on the
double yellow lines causing problems on the
main road. I appreciate that the parking
spaces at the front of Ravensden wouldn't
last forever but unless parking permits or
something similar is introduced then we as
residents will struggle to park or vehicles

ARE YOU IN FAVOUR OF THE CARE HOME EXTENSION?

YES

NO

ARE YOU IN FAVOUR OF THE RESIDENTIAL DEVELOPMENT
OF 12 APARTMENTS?

YES

NO

COMMENTS

Will look better than old rock building
Slight concern of view from
number 12.
But overall - positive