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PLANNING DESIGN STATEMENT

Relating to the following:

**Proposed Conversion of the Existing 9 No.
Residential Units into Bedrooms which are to be
used in conjunction with the main Nursing Home,
together with an Extension to such, providing
an additional Lounge Area and separate Office at:
“Woodlands Lodge”, Hawshaw Lane,
Hoyland, Barnsley. S75 9ES.
December 2009.**

Applicants: Garry Greetham Associates Limited on behalf of
Client: Mr. Dhanus Ramdharry.

1 Introduction.

- 1.1 This is a detailed Planning Design and Access Statement to support the submission of a formal planning application for the above-mentioned development and has been prepared by Garry Greetham M.C.I.A.T. of Garry Greetham Associates Limited, and is to be read in conjunction with the following drawings:

Residential Design Consultant

Westwood House
18 Carr Lane, Tankersley
Barnsley, South Yorks. S75 3BE
Telephone/Fax: 01226 746573

Member of the British Institute
of Architectural Technologists
Registered in England 5451918

Site Layout / Location Plan.	Dwg. No: 713-01
Existing Main Building Layout.	Dwg. No: 713-02
Existing S / Storey Layout.	Dwg. No: 713-03-01
Existing Elevations.	Dwg. No: 713-03-02
Existing Drainage & Roof Layouts.	Dwg. No: 713-04
Proposed S / Storey Layout.	Dwg. No: 713-05-01
Property Main Building Layout.	Dwg. No: 713-05-02
Proposed Elevations.	Dwg. No: 713-05-03
Proposed Drainage & Roof Layouts.	Dwg. No: 713-06

1.2 The purpose of the Planning Design and Access Statement is to highlight the relevant and material considerations that need to be taken into account by the Local Planning Authority (LPA) relating to the design and external appearance of the proposed development. The Design Statement highlights the particular characteristics of the buildings and their relationship with the adjacent buildings and the character of the wider area. This statement also relates to the accessibility of the proposed development by people with disabilities and those who are otherwise disadvantaged, such as elderly people and elderly visitors.

1.3 In terms of the details of the proposed development, this involves the construction of a single storey extension to the existing single storey building as described below;

Single storey extension accommodating the following:

- i) an additional lounge area for the residents usage due to the increase in overall bedroom accommodation;
- ii) a separate office for sole use by the care workers;
- iii) additional male and female / disabled w.c. accommodation.

There will also be a proposed covered walkway providing access to the main Nursing Home unit from both the new converted units and also from the proposed office area.

The size of the proposed extension being indicated below:

height from the finished ground floor level to the ridge line at approx.
3.80m,(2.50m from the finished ground floor level to the finished ceiling level);

The development also involves the internal conversion of the existing single storey block consisting of 9 No. 1 bedroom self contained flats into 20 No. bedrooms , all with shower rooms, for the use by the Elderly in conjunction with the existing Residential Nursing Care Home.

Also the scheme involves additional internal works to the main Nursing Home to enable: i) further shower rooms being created to existing bedrooms;
ii) conversion of existing lounge and dining areas into additional bedroom accommodation.

The rear boundary of the site, has a mixture of existing stone and brickwork Walling, which are to be retained, and made good to the areas disturbed.

2 Design of the Conversion / Extension including Access to the Site and Building.

- 2.1 The site of the proposed development is relatively level, and is currently occupied by a large Residential Nursing Home for the Elderly and has a large tarmacadam car parking area to the rear. Within these grounds at present are 9 no. self contained, 1 bedroom flats which are to be converted into bedrooms for use in conjunction with the main Nursing Home.

The existing level hard surfaced pedestrian / wheelchair access will be retained from the main Hawshaw Lane pavements as shown on the submitted plans. The existing access from the pavements, together with a hard-surfaced path around the whole of the building, will be retained and will have a maximum gradient of 1 in 15 and if possible as low as 1 in 20, especially immediately adjacent to the entrance porch door acting as "principle" door.

- 2.2 In terms of the internal circulation within this proposed conversion, the existing and proposed hallways will all have a min. width of 1100mm min. and internal doors will have a min. clear opening to the proposed rooms (unless existing) of 838mm and the space required opposite door openings will not be obstructed.

Accessible w.c's will be provided within the shower / bathrooms etc. in each bedroom and each separate bathroom, all with an outward opening door in order to provide access to anyone who falls over within these wet rooms.

- 2.3 All the switches and socket outlets to these Bedrooms and Lounge extensions, are to be provided between 450mm and 1200mm from finished floor level, switches – at 1200mm max.; sockets, T.V. sockets at 450mm min. from floor levels in accordance with part M – access for disabled people and visitors.

- 2.4 To the front of the site adjacent the public footpath on Hawshaw Lane, is an existing natural stone wall with piers which will be retained and made good due to its poor state. This existing opening will still provide both the access to the tarmacadam car park to the rear and also provides access for the emergency vehicles if required. This existing opening / driveway will also provide the access to the existing main Nursing Home.

In connection with the surrounding properties, they consist of the following;

In front of the proposed original site, separated by an existing 1800mm high natural stone wall, is St. Peters Church.

To the side of this building at No. 108 Hawshaw Lane is an existing bungalow with rooms within the roof space.

To the other remaining sides of the site, separated by either an existing 900mm high stone or brick wall, is the land owned by the adjacent Kirk Balk School, which at present is under going major development.

- 2.5 The design of the proposed extension is also affected, to some extent by other legislation such as The Building Regulations and in particular the Disability Act. The siting of this proposed extension has been determined, to ensure that sufficient visitor and workers car parking standards, are still retained as shown. Both the refuse and re-cycling bins, which are located adjacent to the rear car parking area of the main Nursing Home, shall be retained ready for collection.
- 2.6 The external facing materials for the proposed extension will be agreed in full with the council before any works are commenced on site, but at this stage it is our clients intention to use matching buff brickwork as facing materials, with the use of matching smooth red brick detailing to the window locations - refer to the elevations, with matching grey concrete interlocking roofing materials. The external doors and windows will be constructed of white UPVC, with black PVC rainwater goods, all to complement the existing building.
- 2.7 The design and size of all the proposed extension will complement the existing building and hopefully will create attractive elevations in respect of this proposed extension to this well established Nursing Home.
- 2.8 With respect to the availability of the local public transport, Hawshaw Lane itself leads from both Hoyland and Hoyland Common, which has numerous local bus stops (including a bus stop right outside the entrance driveway) providing easy access to the local town centres of Wombwell and Barnsley and also to further towns such as Rotherham.
- 2.9 The materials proposed for this proposed extension, has been taken into account to reduce the future maintenance of the property namely white UPVC Windows and Doors; Dark Brown UPVC Barge and Facia boards including eaves; matching black PVC rainwater goods. The main external walling is also solely constructed of matching buff brickwork with matching red brickwork detailing.
- 2.10 Regarding crime prevention measures, several items, both internally and externally, have been catered for during the design stage namely;
- Internally: External Doors with shoot bolt locking systems,
Windows with double latch system throughout,
Burglar alarm system wired to the mains electric with battery back up in case of power failure,
- Externally: P.I.R. lighting to the front entrance of the main building,