

DESIGN & ACCESS STATEMENT

**The Conifers Nursing Home
75 Brampton Road
Wombwell
Barnsley
S73 0SS**

1. Introduction

- 1.1 This Design and Access Statement accompanies a detailed planning application for alterations and extensions to an existing Nursing Home forming extended office facilities and secured entrance at ground floor level at the existing entrance and a two storey extension forming six proposed single rooms, storage facilities and a relocated escape stair. The ground floor offices will extend inadequate facilities as existing and provide a more secure entrance facility.
- 1.2 The existing nursing home is located to the rear of the existing houses on Brampton Road and occupies a large plot of land, triangular in shape.
- 1.3 This DAS has been written to meet the requirements of article 4c of the Town and Country Planning (General Development Procedure) order 1995 (amended).

2. Design Principals and Concepts

2.1 Amount

- 2.1.1 The existing building has a floor area of 950m² and a plan area of 500m². The existing site area amounts to approximately 1500m² which comprises of an existing carpark, existing patio areas and areas set to grass. A similar sized area is leased from the council under a "gardening license" to extend the garden area of the nursing home.
- 2.1.2 The proposed extensions comprise of firstly, a front extension forming extended offices and secured entrance facilities which amounts to a plan area of 24.4m², this extension would involve relocating the driveway slightly to allow the car park to be accessed. Secondly, a two storey extension is to be added which would provide six bedrooms, two storage rooms and a relocated escape stair which amounts to a plan area of 86.9m² at ground floor and the same amount above.
- 2.1.3 The two extensions noted above adopt the form and style of the existing building, which we felt would be the best way to treat the proposals.

2.2 Layout

- 2.2.1 The entrance extension will extend existing offices that have become unusable in their size (too small as existing) and it will also provide a secured entrance facility as proposed. The existing entrance is seen as unsatisfactory as existing as it exposes visitors to the elements while the entrance doors are unlocked. As proposed, visitors will have access to the secured lobby while they wait for access to be granted.
- 2.2.2 The side extension forming six bedrooms along with two new store rooms would relocate existing bedroom facilities allowing existing rooms to be altered to form bathrooms or extended lounge facilities. These alterations will take place after the extension has been built to minimise disruption to the existing occupants.
- 2.2.3 The escape stair will be relocated to the end of the extension taking exactly the same form and style of the existing escape stair (demolished as part of this application).

2.3 Scale

- 2.3.1 The proposed front extension (secured entrance and extended office) will be a single storey structure only utilising a lean-to roof to minimise the impact of the extension and replicate the "ridge to road" roof design of the existing building.
- 2.3.2 The proposed side extension would replicate the form and style of the existing building utilising the same materials, brick details and window styles.

2.4 Landscaping

- 2.4.1 No landscaping is to be altered as part of this application. Pathways around the building are to be extended to the escape doors in concrete paving slabs as existing.

2.5 Appearance

- 2.5.1 Brickwork and tiles are to be matched to the existing building. It is expected (given the age of the building) that these elements can be matched to a very good degree.
- 2.5.2 UPVC windows and doors to match in style with the existing building.
- 2.5.3 All of the above materials are to be subject of the discharge of a materials condition on the final approval.

Access

2.6 Access to the transport network

- 2.6.1 The site is located within a small cul-de-sac off Brampton Road, Wombwell. Brampton Road is a main road connecting Barnsley and Wombwell to Rotherham and Thorpe Hesley.
- 2.6.2 The public transport network gives good access to local townships and villages and more major areas such as Barnsley and Rotherham are a short bus journey away.

2.7 Car Provision

- 2.7.1 Car parking provision on site is catered for with 12 (approx) dedicated car parking spaces to the side of the building for visitors and staff. Additional short-term spaces would be available adjacent to the front extension.