



Catalyst Architects Ltd.

Barnsley Metropolitan Borough Council
Planning and Building Control,
Barnsley MBC,
PO Box 634,
Barnsley,
S70 9GG

13th August 2024

Site: Dove Valley Mews, 75 Park St, Wombwell, Barnsley S73 0HL
Application reference 'Full planning permission': PP-13021827

Design and Access Statement

The following Heritage Impact & Design and Access Statement accompanies an application for 'Full planning & demolition in a conservation area', for the above site, as required due to the proposals being within the a local authority conservation area.

The proposals are shown in drawings:

- (23-059)-001-P1 - Existing Site Location Plan, Site Block Plan and Site Plan
- (23-059)-002-P1 - Existing Site Elevations
- (23-059)-003-P1 - Proposed Site Block Plan and Site Plan
- (23-059)-004-P1 - Proposed Floor Plan, Roof Plan and Elevations
- (23-059)-005-P1 - Proposed Site Elevations

Please also find supporting documents for reference

- Flood Map for Planning PDF document - 'flood-map-planning'
- Arboricultural Impact Assessment



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Introduction

'Dove Valley Mews' is a residential service providing outcome focused care for adults with a learning disability and associated complex needs who may have behaviours that challenge.

A purpose-built facility, Dove Valley Mews offers three apartments, a three, two and one bed apartment, totalling 6 beds. These are configured to meet the needs of the residents which includes communal living areas and an enclosed outdoor garden.

The applicants are looking to modernise and increase the accommodation and support available to the residents, to suit and meet the local and national demand for independent living accommodation. The proposed bespoke accommodation provides individuals with more complex support needs in their own space, to live more independently allowing individuals to gain the skills needed for moving on to supported living whilst delivering 24 hour on site support. This service was specially designed in partnership with local commissioners and community teams to provide personalised support for adults with complex needs.

Site

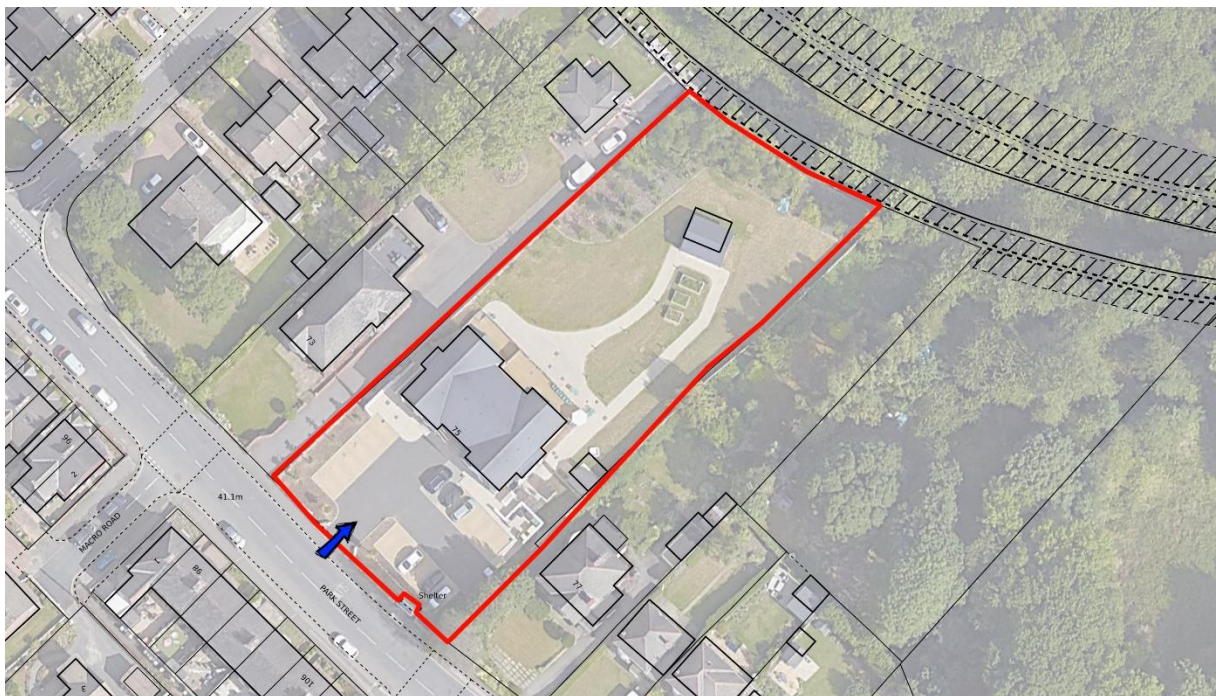


Image 1: Site Image OS Overlay

Dove Valley Mews sits within a site a little over 0.32 Hectares (0.82 Acres), with the main building and carpark to the front (South) half of the site, and a large private garden to the rear (north)

The site is accessed off of 'Park Street', for both pedestrian and vehicular use, indicated with a blue arrow, (*Image 1*).

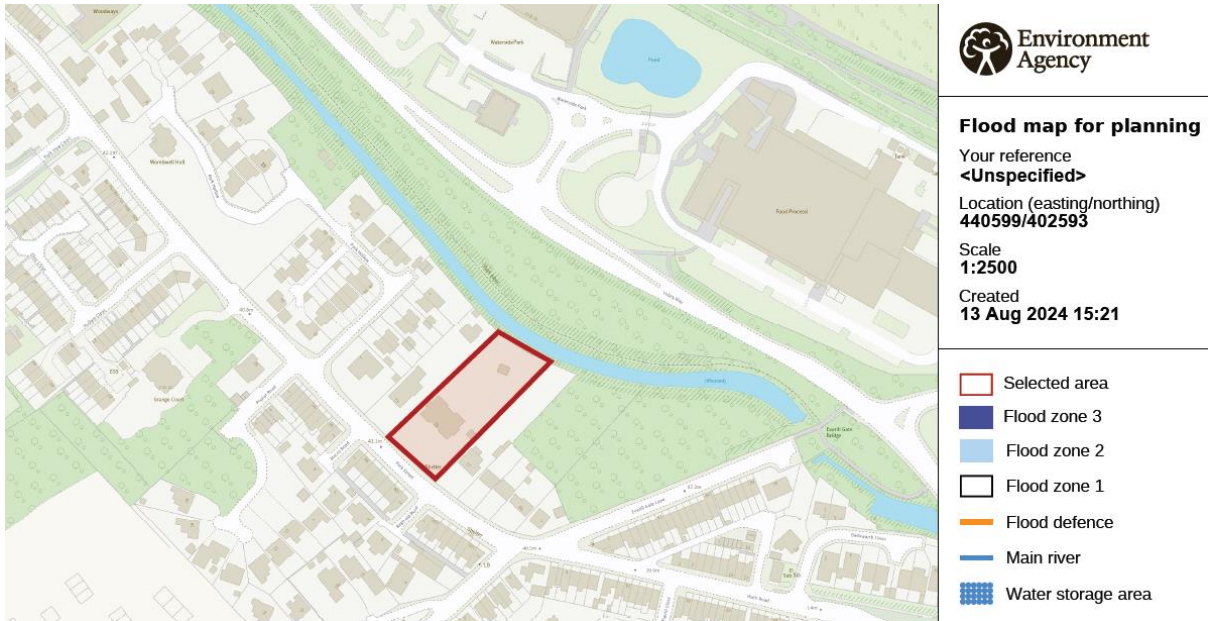


Image 2 - Environmental Agency - 'Flood Map for Planning' extract

Following guidance from the Environment Agency's flood risk map, indicated within 'Image 2' (please also see appended document 'flood-map-planning'), the site is classed as 'flood zone 1 - with a low probability of flooding,' with Flood risk from rivers or the sea "0.1%, Very Low Risk".

As the site is not within a recognised flood risk zone and is less than 1 Hectares, the application does not require a floor risk assessment.



Image 3 - Tree Preservation Information Map Extract

A tree preservation order (TPO) has recently been extended across the northern end of the site, as indicated within 'Image 3', which was taken into account positioning the proposed, and for which an 'Arboricultural Impact Assessment' was undertaken.

The site is entirely within the recognised 'Development Limit' of the Darlington Borough Council Local Plan.

Proposals

The scheme proposes a new, bespoke, purpose built, detached one bedroom specialist accommodation 'flat', providing individuals with more complex support needs, in their own space to live more independently allowing individuals to gain the skills needed for moving on to supported living whilst delivering 24 hour on site support.

The proposed building has been designed and positioned to omit/minimise any impact on the vegetation protected within the local TPO, and the neighbouring boundaries, and to permit access for maintenance and construction. No significant alterations, other than standard pruning, is required to be undertaken on the boundary vegetation and trees.



Image 4 – L) Existing 'Site Block Plan' & R) Proposed 'Site Block Plan' indicating proposed

The proposed build structure is positioned to the rear of the existing facility, intentionally offset from the neighbouring boundary, and adjacent to the footpath running the length of the garden.



Image 5 – Site photographs viewing towards the location of the proposed, from the existing residential decking.

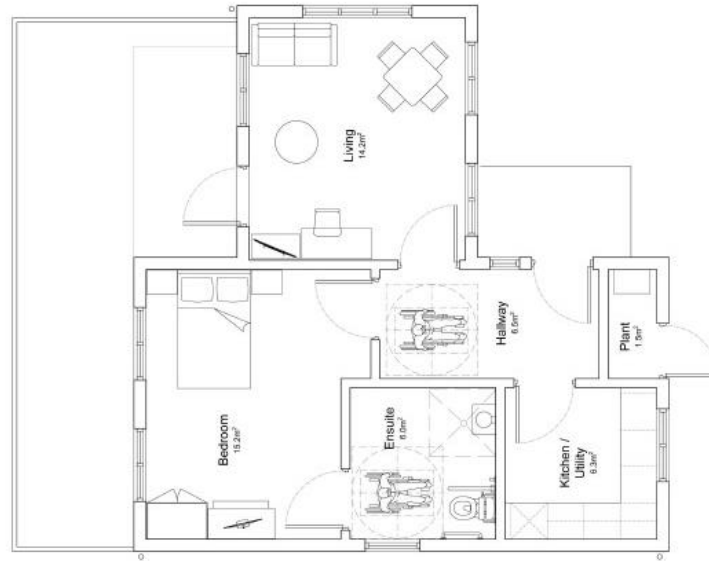


Image 6 - Extract of Proposed Floor Plan - New Build

The proposed new build element provides a new specialist independent living flat. The floor plan has been designed to maximise natural light, which not only reduces the requirement for artificial lighting but is also beneficial to the mental health of the residents, whilst also maximising privacy for both the residents and neighbouring properties through positioning and height.

The flat provides a bedroom, ensuite bath, a kitchen, and living /diner with access to a private garden.

'Flat 1' as shown in (Image 6) has access to the sites secure garden, and also has its own independently accessed front door, styled as a typical domestic front door, providing a homely feel and look. This independent access provides opportunities to cater for residents with increased sensory requirements, separating physically and visually from other residents when coming and going, greatly reducing stress and anxiety, increasing the health and wellbeing of the resident.

The structure is proposed to be a highly insulated timber frame, with through colour render (off white) and timber cladding externally, with brickwork courses below DPC, to match existing property.

The roof is proposed to be a 'Flat Roof' system, minimising the profile and height, particularly when viewed from the neighbouring north-west boundary.



Image 7 – Proposed New Build Elevation Extract

Access

The existing access drive off of Park Street is to remain unaffected.

Whilst the number of bedrooms on site is increasing from six to seven, there is no increase or proposed change to staffing and residents have no vehicular requirements, therefore there is no increase in demand for parking facilities.

The proposals have been specifically designed to accommodate disabled end users, the proposals have been designed with inclusive access in mind. All internal doors are Approved Document - Part M, as standard, and all entry / exit doors will have a minimum 825mm clear access sized doors.

Access into the proposed will be via existing ramped pathways or ambulant steps where appropriate.

The proposals do not restrict/prevent access for emergency services.

Environmental & Sustainability

Environmental and sustainability design has been considered from the original concept of the scheme, started with 'free' options such as the building position, building form, natural lighting and natural ventilation.

Care has been taken to minimise the impact of the proposed buildings on the day lighting for the existing residential amenity spaces and the neighbouring adjacent houses and the bowling green, whilst maximising the use of natural light available to the site. Sitting on the northeast of the site, the scheme takes advantage of the natural morning light in the east, and natural lighting in the evening in the gardens.

The proposed new building, and proposed renovation works, will be manufactured with materials procured from renewable sources wherever possible.

All current Building Regulations covering energy efficiency targets will be met or surpassed by the eventual constructions. The development will be of a high-quality design and strongly accords with the aims of the framework for sustainable development.

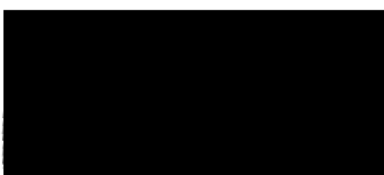
Conclusion

The proposals aim to create a new independent living flat within the grounds of an existing facility, and do not detract from the site or local area, are wholly appropriate in design to suit the property and local context.

The proposals have carefully considered the needs and requirements for residents, alongside the local context and the character of the existing property, and it is felt that the historic character of the property and immediate surroundings of the subject site will not be detrimentally affected.

In accordance with 'Development Control Guidance Notes' this statement has been kept as concise as possible. Should any further specific information be required that would prevent completion of the validation, please do not hesitate to get in touch via email.

Kind Regards,



Gareth Horton

BA(Hons), MArch, DipArch, ARB, RIBA

Director | Architect