DESIGN & ACCESS STATEMENT DATE :MAY 2020 REF 101/35/DAS01

CHANGE OF USE FROM DISUSED DOCTORS SURGERY TO RESIDENTIAL (6-BEDROOMED ASSISTED LIVING ACCOMODATION).

1.INTRODUCTION.

This statement has been prepared to support a planning application for change of use from doctors surgery to a 6 bedroom assisted living facility and will give details of the proposed scheme etc.

This statement should be read in conjunction with supporting drawings ref number 101-35-01,02 and client use statement.

The site is situated at the junction of Park Road & Agnes Street and stopped being used as a doctors surgery in 2018, when the doctors practice was relocated to new premises.

The proposal is to provide a 6 bedroom assisted living facility in the existing building with minimal change and sustainable development of the site.

2.THE SITE.

The application site comprises of a Victorian stone built end terrace building located in a residential area that lies south west of Barnsley town centre (450m). The site is surrounded by terrace houses of similar age / appearance and a number of shops, although the town centre is within easy walking distance.

The building has been used as a doctors surgery for many years, in 2018 the practice relocated a to purpose built medical centre. The site became surplus to requirements and is now vacant.

3.THE PROPOSAL.

An application for planning permission has been submitted for the change of use from doctors surgery to a 6 bedroom self-contained assisted living accommodation as shown on supporting drawings. The proposal are as follows :-

1, The scheme will be designed in accordance with standards set out in the South Yorkshire Residential design guide.

2, The scheme comprises of the following :-

A: Basement : Laundry / Boiler Room

B: Ground floor : Lounge , games room , office , sensory room , kitchen / Diner and external garden area.

C: First Floor : Bedrooms 1 to 4 all with en-suite bathrooms.

D: Second Floor : Bedrooms 5 & 6 all with en-suite bathrooms.

It will be necessary to demolish the back of the existing building to form the external garden area and erect a small extension at ground floor to provide a new office.

4. PLANNING HISTORY.

Development Description**:** Change of use of former doctors surgery to 8 bedroom house of multiple occupation 10/01/2020: REFUSED.

Development Description**:** Erection of extension and alterations to doctors surgery.26/10/2020 : APPROVED.

5. POLICIES.

Local Plan Policies

The following policies are considered of relevance:

LG2 – The Location of Growth

H4 – Residential Development on Small Non-allocated Sites

H6 – Housing Mix and Efficient Use of Land

T1 – Accessibility Priorities

T3 – New development and Sustainable Travel

T4 – New Development and Transport Safety

I2 – Education and Community Facilities

D1 – High Quality Design and Place Making

6. ASSESSMENT.

Principle

The proposal would be wholly sustainable using the definition set out in the NPPF for the following reasons:

- **Social**: The proposed development would result in the creation of a mental health facility in Barnsley town centre , facilities which currently lacking in this area.
  The site is in easy walking distance close to the town centre to access services & facilities. There is no loss of the former doctors surgery as this has ceased its use and this facility now resides elsewhere. No social impacts.
- **Economic**: The site is currently vacant and the new use would provide investment in to the local area during the conversion works & by its new occupants and users.
- **Environmental**: The proposed use would have no impact on the site or area and have no ecological impacts.

Loss of Doctors Surgery

The building was previously use as a doctors surgery, this has now been relocated and as a result, the building was originally built for residential use and is situated in a residential area, alternative community uses would not be compatible due to the noise, disturbance and the 3 storey layout of the building.

The building is too large to use as one single dwelling, whilst the building could be converted to flats we believe the cost to do this with current building regulation standards is uneconomical.

The proposed change of use of the building would cause no harm to the area & community and is an appropriate use for the building.

Proposed use of building

The proposed change of use to a 6 bedroom mental health support, will only cater to people who fit the strict criteria to enable them to reside here, the building will be manned with support staff and carers 24 hours a day, 7 days a week as set out in the Client User Statement which form part of the planning submission.

Design

The change of use requires little change to the building, some minor internal alterations, minimal demolition to rear of building to form a garden area & small infill extension to form new office area. The scheme would also deliver enhancement to the character and vitality of the area by bringing the site back into beneficial use and is fully in accordance with the design principles set out in policy D1.

All bedrooms have en-suite and meet the space standards set out in the SYDG. There would be no overlooking or over shadowing of the neighbouring dwellings.

Whilst the proposed use may result in more activity than a single house , this would be far less than when the building was used as a doctors surgery which would generate high levels of visitors , traffic , noise and disturbance.

Drainage / Flood Risk Assessment

The application site is low risk flooding zone 1 as shown on the Environmental Agency map.

The site is currently connected to the mains drainage system , surface water run off and foul drainage levels and risk of causing flooding else where would not change.

Transport & Accessibility

The site is located close to Barnsley town centre, has good transport links , services and facilities close by and in the town.

The site does not have off street parking, but this a continuation of a long established arrangement. The previous use as a doctors surgery would have generated considerably more traffic movements than the proposal. The proposal would produce a reduction in traffic movements therefore reducing highway safety.

Impact on Trees & Ecology

The site has little ecological value, the proposed works are very minor and there would be no little disturbance to wildlife on and around the site

Employment

The proposal will require a number of staff to run the centre 8 full time & 4 part time creating jobs in the local area, whilst this may create traffic, car movement and on street parking this would still be less of an impact on the surrounding area than the previous use as a doctors surgery.

7. SUMMARY

The proposal is a sustainable development which has no unacceptable impact as previously stated above and represents a sustainable form of development , makes good sensible use of a building which is now redundant which will fall in to dis-repair if it is left unoccupied.

The LPA should seek to approve the application.