
DESIGN AND ACCESS STATEMENT

CREATION OF SINGLE STOREY EXTENSION

TO

WENTWORTH COURT AND SILKSTONE WALK

TO FORM 2 No. STAFF STATIONS

LOW LAITHES VILLAGE,

OLD FARM LANE,

WOMBWELL, BARNSELY

FOR THE HESLEY GROUP

CLIENT: THE HESLEY GROUP

JOB: 2337

DATE: July 2013

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Foreword

This Design and Access Statement has been prepared on behalf of The Hesley Group to accompany an application for consent create 2 No. single storey extensions to the rear of existing residential buildings which are to be used as staff stations.

The format of this statement is drawn from both Central Government requirements as detailed with Section 3 of Circular 01/2006 "Guidance on changes to the development control system" which became effective on 10th August 2006, the Town and Country Planning (General Development Procedure) (Amendment) order 2006 and the advisory document "Design and Access Statements" published in 2006 by the Commission for Architecture and the Built Environment.

With this being said, as a minor development, issues of scale, appearance and landscaping have been combined in the interests of brevity.

If there are any queries as to the content or detail of this statement please contact the author at the address below.

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Layout

The site is located within the development of Low Laithes Village, accessed via Old Farm Lane off Wombwell Lane as illustrated on Drawing 2337-01B.

Wentworth Court is a 2 storey residential block and is located in the upper west corner of the site. Silkstone Walk is a single storey residential block and is located in the lower east corner of the site.

Scale

Constructed as part of the overall development in 2007 to create a residential care home facility under ref. 2006/0205, the existing buildings were constructed in natural stone and natural blue slates with stone slate spreader tiles at the eaves to reflect the vernacular architecture of the former dairy farm.

The proposed single storey extension to the rear of Wentworth Court will follow the Architectural style of the host building to which it's attached and external materials will be used to match the existing to ensure the proposal with blend into its surroundings adequately.

The proposed single storey extension to the rear of Silkstone Walk will also be built using coursed natural stone walling to match existing. The glazed windows and polycarbonate roof will comprise white PVC frames. A new gablet in the existing roof will be formed to provide suitable walling to receive the abutment of the extension.

The established care home facility on the site caters for young adults with autism and severe learning difficulties and a range of behavioural difficulties associated with it.

The submitted application is for the creation of 2 No. single storey extensions, one to the rear of Wentworth Court and one to the rear of Silkstone Walk for the purposes of providing staff stations at strategic locations within the site. Wentworth Court and Silkstone Walk are residential blocks of 8 and 4 beds respectively with associated care.

Due to the operational requirements and logistics of staffing a range of caring needs within the site particularly at night, it is necessary to create small secure sheltered areas for staff to be based that are not within the immediate living environment of the resident but are close as possible so they can be on hand should the need arise.

The scale of the proposals have been confined to provide only what is essential for staff to carry out their duties and therefore creates minimal impact on the built environment.

Landscaping

The site is predominately soft landscaping around the immediate area of the proposals with paved patio areas, no trees, shrubs or hedges will be disturbed in the creation of the proposals.

Appraising the context

The proposed staff stations are an ancillary use to the existing residential care home already granted and are small scale compared to the overall development. However, due to there being no permitted development rights for residential care homes a Planning application is required for the creation of additional floor area.

Access Component

Pedestrian access remains unaltered to the host buildings which are afforded level access.