DESIGN AND ACCESS STATEMENT
PROPOSED 5-BED ANCILLARY BUILDING INCLUDING SUPPORT FACILITIES WITHIN THE GROUNDS OF HAVENFIELD LODGE FOR SUPPORTED LIVING, HIGHFIELD ROAD, DARFIELD, BARNSLEY

1. Introduction and background

1.1 This Design and Access Statement (DAS) accompanies an application for the erection of a detached single storey self-contained building for 5 residents to provide assisted living facilities. The DAS has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

1.2 The DAS has been produced in conformity with the provisions of Circular 01/2006 and Section 327 of the 1990 Act and has also followed the guidance within the CABE booklet '*Design and Access Statements – How to write, read and use them.*'

1.3 Havenfield Lodge is a care home owned and operated by the Sun Healthcare Group. Sun Healthcare is a growing company, which owns and operates care homes in the north of England. They have service provision for over 150 residential and nursing clients and employ nearly 200 staff. The company has grown, through both acquiring existing care homes and by developing facilities and specialist services to meet specific community needs. They provide private and state funded nursing and residential care in the following categories: physical disability, mental disorder, learning disability, elderly care and dementia care. Sun Healthcare is committed to delivering a high quality, professional service within a homely and friendly environment. Their belief is that all people, regardless of disability or illness, have the right and responsibility to make informed choices, living as independently and as safely as possible within the community and participating and contributing to it.

1.4 Havenfield Lodge provides nursing and personal care and accommodation for 46 adults with physical or learning disabilities. The home is located in the Darfield area of Barnsley, close to the countryside and within easy access to local shops, a church and public house. The building has two levels with lift access to the first floor; there are ramps and handrails situated around the home and easy access to the gardens. There is an enclosed well-maintained courtyard garden at the centre of the building; this has been designed for people with sensory needs. All bedrooms are single, two with en-suite facilities. The new ancillary unit is designed to provide assisted living and is part of the Governments aim to reduce the number of people living in care. As part of the proposal the 5 residents will live independently with staff visiting on a daily basis. There will be a Care Plan for each resident based on his or her individual needs. An office is proposed within the unit for the Care Team's use. The overall aim is for semi-independent living for the 5 occupiers of the unit.

2. Design Principles and Concepts

2.1 Amount

2.1.1 The new building is proposed to the northeastern side of the existing building and will be a self-contained unit that is detached from the host building. The building proposed will have five bedrooms all with en-suite w.c. facilities – one bedroom will have full en-suite facilities, there will be a large bathroom provided alongside a lounge/dining area, kitchen and small office space for staff use. Residents will live semi-independently in the unit with staff visiting daily from the main Lodge building.

2.1.2 The building proposed is rectangular with projecting wings at either end. Its overall length is a maximum of 23.84 metres and at its widest it will be 13.5 metres with an additional porch canopy area of 1.3 metres depth. The building is located towards the edge of the site in a currently unused grassed area. The proposal includes the provision of a new outside courtyard area accessed directly from the new building and providing an open space area between the new building and the existing Lodge.

2.1.3 The new unit will enable five residents to live semi-independently with staff available and nearby. This enables the future residents to learn the necessary skills and abilities that will help them live a regular lifestyle. Their own bedroom, living and cooking facilities are all key to this process and necessary. Overall, the amount of development proposed is the minimum necessary for five residents to live in the ancillary unit.

2.2 Layout

2.2.1 The layout of the unit is specific for the identified needs of the future residents. The bedrooms have each been designed to have a private outlook either to the rear or side of the new unit. The main living accommodation that is the lounge will also have a private aspect as will the dining room. The kitchen, a corridor and the office will face onto the existing Lodge building across the new courtyard area.

2.2.2 The ancillary unit is sited to the rear of the site in a semi-secluded area that backs onto adjacent gardens. As the unit is to be single storey with hedging and fencing surrounding it to make sure it is secure, there will be no loss of privacy to adjacent gardens resulting from the layout proposed. At its closest point the new building will be at least 2.3 metres from the shared boundary of the site and there is a substantial screen hedge on the boundary providing additional screening. 1.8 metre close-boarded fences are proposed to create a secure courtyard area for the residents.

2.2.3 The proposal includes details for Courtyard 4 to be created between the new unit and the existing Lodge. In addition to this, Sun Healthcare is proposing an additional Courtyard Area – Courtyard 3 to be provided within the main Lodge building. The result will be a total of 4 secure courtyard areas for use by the existing and proposed residents. Parking areas will remain as existing although two additional parking spaces are proposed at the rear of the site adjacent to the bin storage area, which is adjacent to the new unit. The overall layout proposed is considered to be ideal for the new unit and the existing

Lodge in providing appropriate levels of outdoor space and avoiding any loss of privacy to adjacent properties.

2.3 Scale

2.3.1 The existing host building, Havenfield Lodge, is a two storey building sited on the southern side of Highfield Road. The proposed new ancillary building for the assisted living unit is to be a single storey building. This is primarily to ensure that it has no adverse impact on neighbouring properties that share a boundary with the site and because a single storey unit will suffice and enables the unit to be fully disabled accessible.

2.3.2 The unit is to have hipped rooflines to minimise its mass on the site and the overall ridgeline has been kept to the minimum that is practical whilst still providing a pitched roof. The layout proposed maintains space around the building thus ensuring that the overall scale is suited to the site and will not result in any over-development. The siting combined with the scale and massing of the building results in a proposal that will have no adverse impact on adjoining properties and their amenity space and as such is appropriate in this instance.

2.4 Landscaping

2.4.1 The new ancillary unit is to be sited on a never used grassed area. This area, in particular, is not used by residents. As such, it was considered an appropriate site for the new ancillary unit. The existing residents of Havenfield Lodge prefer to use the existing courtyards 1 and 2, which are surrounded by buildings and are therefore wind free and able to be used all year round.

2.4.2 In addition, a new courtyard 3 is proposed within the existing Lodge building and a new courtyard 4 adjacent to the ancillary building. Thus the overall area of useable secure, outdoor courtyard areas at the site is going to more than doubled as a result of this proposal. This will be a benefit to the existing and the proposed new residents.

2.5 Appearance

2.5.1 The new unit is to be brick built to match the existing courtyard except for the west courtyard elevation, which is to be cream rendered. The roof is proposed to be made of Marley Eternit ‘Ludlow Major’ interlocking tiles and the rainwater goods will be white UPVC as will windows and doors.

2.5.2 The overall appearance is designed to compliment the existing two-storey lodge building and to not detract from this. The detached unit will be barely visible from public areas outside of the site except for glimpsed views from Schofield Drive. However, given the proposed 1.8 metre fencing, these views will be limited to the roof profile and the very top few courses of brickwork.

2.5.3 The overall appearance of the new unit is in keeping with the existing Lodge building and the overall character of the site and the area. As such, it is considered appropriate in this instance.

2.6 Circulation within the site

2.6.1 Existing circulation routes within the site are unaffected by the proposal including routes for fire vehicles and safety etc. There is additional fencing proposed to provide security to the external courtyard area to be created but access routes will be maintained to ensure overall health and safety of the site is not prejudiced.

2.7 Lighting

2.7.1 The proposal does not include any external lighting considerations, as the courtyard area is to be for use in the daylight only. There will be low-level lighting at the lobby of the new building and there will be light spillage from the corridor lighting into the courtyard area. No additional external lighting is proposed or considered necessary at this stage.

2.8 Context

2.8.1 The existing building is a care home for 46 residents requiring nursing care. The existing Lodge offers care to clients with learning or physical disabilities. The proposed ancillary building for an additional 5 residents is proposed as part of a Government scheme to reduce the number of people living in care. The provision of the unit on this site enables the appropriate level of care to be provided to enable future residents to live semi-independently on the site. Contextually the development is considered appropriate in this location.

3. Access

3.1 Access to the transport network

3.1.1 The site lies in Darfield; the site is a short distance from the A635 Saltersbrook Road that links Barnsley in the west to Doncaster to the east. The site is therefore well situated for good transport links. Within Darfield there are local shops, a church and a public house. Barnsley is the nearest larger urban environment that serves the area and is easily accessible by car or public transport. The site is therefore considered to be easily accessible.

3.2 Car Provision

3.2.1 There is currently car parking available on site for 20 cars with an additional 2 parking spaces illustrated on the submitted layout drawing. The site is visited on a daily basis by 15 – 20 visitors – not all of these travel by private motorcar. In addition to visitors to the site there are approximately 5 food deliveries a day and the bins at the site are emptied three times a week. However, the additional 5 residents proposed to live in the ancillary unit will

not generate a significantly higher proportion of vehicular movements given the existing residents and staff at the site. None of the residents will have their own vehicle.

3.2.2 The site is registered for 46 residents currently and there are shifts in operation at the site with the following staff available per shift: cook, 2 cleaners, handyman, manager, admin, 2 nurses, 10 care staff (the number of staff is reduced for the night shift). Given the number of vehicular movements at the site relating to the residents and staff and visitors, it is unlikely that the introduction of 5 additional residents would result in a significantly high proportion of additionally vehicular movements. The additional two car parking spaces proposed will adequately accommodate any additional vehicular movements resulting from this proposal.

3.3 Inclusive Access

3.3.1 The existing Lodge building is disabled accessible where practicable with lift access from the ground to the first floor. The new ancillary unit is proposed to be single storey with no stairs or step accesses incorporated at all across the building. All external and internal accesses and thresholds are to be level and the building will be wheelchair and ambulant disabled accessible. As such, the proposal will meet the necessary requirements for disabled access to be found in the Building Regulations.

4. Conclusion

4.1 In conclusion, it is considered that the additional building proposed will be provide a much needed new facility at the site to meet community needs and the aims of recent Government strategies.

4.2 The Barnsley Metropolitan Borough Council Unitary Development Plan (UDP) was formally adopted in 2000 but has been used and applied in the years preceding this date. The Local Development Framework will eventually replace this Plan but the Core Strategy document is currently at its early stages and policies within should not be applied as yet to proposals such as these.

4.3 Therefore the most relevant local planning policies in this instance are to be found in Part 1 of the UDP and are Policies BE6, BE6a, CF1 and CF2. There are no site specific policies relevant to this site in this instance.

4.4 Policies BE6 and BE6a are related, Policy BE6 relates to design standards and BE6a to design to avoid crime. BE6 requires new development to be of a high standard of design with the use of good materials and a quality of design that is suitable to the site and surroundings. Policy BE6a requires new development to be aware of and where possible design out possible flaws in relation to crime. The proposal the subject of this statement complies with both of these policies. It is a good standard of design that is specific to the site and its adjacent host building but it also reflects the residential nature of the surrounding area. The ancillary unit proposed is sited to the rear of the existing

site in an overlooked area and security fencing is proposed where applicable to ensure no risk from trespass into the site. As such, the proposal complies with these aforementioned planning policies.

4.5 Policies CF1 and CF2 relate to existing and proposed community facilities of which a care home can be considered given that it provides a localised solution to care home provision in the Darfield area. The current proposal for an ancillary unit to provide semi-independent living as opposed to full time care is an additional service that the Lodge is aiming to offer to meet the needs of a differing sector of society. The proposal is therefore encouraged under policies CF1 and CF2 of the UDP.

4.6 Therefore, the ancillary unit proposed is considered to be a worthwhile use of this currently redundant area of the site. The use proposed is complimentary to the existing care and nursing home use at Havenfield Lodge and can be provided without having any adverse impact on neighbouring properties or the Lodge itself. As such, the proposal is considered an appropriate use at the site.

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2.5 Appearance

2.5.1 The new unit is to be brick built to match the existing courtyard except for the west courtyard elevation, which is to be cream rendered. The roof is proposed to be made of Marley Eternit ‘Ludlow Major’ interlocking tiles and the rainwater goods will be white UPVC as will windows and doors.

2.5.2 The overall appearance is designed to compliment the existing two-storey lodge building and to not detract from this. The detached unit will be barely visible from public areas outside of the site except for glimpsed views from Schofield Drive. However, given the proposed 1.8 metre fencing, these views will be limited to the roof profile and the very top few courses of brickwork.

2.5.3 The overall appearance of the new unit is in keeping with the existing Lodge building and the overall character of the site and the area. As such, it is considered appropriate in this instance.

2.6 Circulation within the site

2.6.1 Existing circulation routes within the site are unaffected by the proposal including routes for fire vehicles and safety etc. There is additional fencing proposed to provide security to the external courtyard area to be created but access routes will be maintained to ensure overall health and safety of the site is not prejudiced.

2.7 Lighting

2.7.1 The proposal does not include any external lighting considerations, as the courtyard area is to be for use in the daylight only. There will be low-level lighting at the lobby of the new building and there will be light spillage from the corridor lighting into the courtyard area. No additional external lighting is proposed or considered necessary at this stage.

2.8 Context

2.8.1 The existing building is a care home for 46 residents requiring nursing care. The existing Lodge offers care to clients with learning or physical disabilities. The proposed ancillary building for an additional 5 residents is proposed as part of a Government scheme to reduce the number of people living in care. The provision of the unit on this site enables the appropriate level of care to be provided to enable future residents to live semi-independently on the site. Contextually the development is considered appropriate in this location.

3. Access

3.1 Access to the transport network

3.1.1 The site lies in Darfield; the site is a short distance from the A635 Saltersbrook Road that links Barnsley in the west to Doncaster to the east. The site is therefore well situated for good transport links. Within Darfield there are local shops, a church and a public house. Barnsley is the nearest larger urban environment that serves the area and is easily accessible by car or public transport. The site is therefore considered to be easily accessible.

3.2 Car Provision

3.2.1 There is currently car parking available on site for 20 cars with an additional 2 parking spaces illustrated on the submitted layout drawing. The site is visited on a daily basis by 15 – 20 visitors – not all of these travel by private motorcar. In addition to visitors to the site there are approximately 5 food deliveries a day and the bins at the site are emptied three times a week. However, the additional 5 residents proposed to live in the ancillary unit will

not generate a significantly higher proportion of vehicular movements given the existing residents and staff at the site. None of the residents will have their own vehicle.

3.2.2 The site is registered for 46 residents currently and there are shifts in operation at the site with the following staff available per shift: cook, 2 cleaners, handyman, manager, admin, 2 nurses, 10 care staff (the number of staff is reduced for the night shift). Given the number of vehicular movements at the site relating to the residents and staff and visitors, it is unlikely that the introduction of 5 additional residents would result in a significantly high proportion of additionally vehicular movements. The additional two car parking spaces proposed will adequately accommodate any additional vehicular movements resulting from this proposal.

3.3 Inclusive Access

3.3.1 The existing Lodge building is disabled accessible where practicable with lift access from the ground to the first floor. The new ancillary unit is proposed to be single storey with no stairs or step accesses incorporated at all across the building. All external and internal accesses and thresholds are to be level and the building will be wheelchair and ambulant disabled accessible. As such, the proposal will meet the necessary requirements for disabled access to be found in the Building Regulations.

4. Conclusion

4.1 In conclusion, it is considered that the additional building proposed will be provide a much needed new facility at the site to meet community needs and the aims of recent Government strategies.

4.2 The Barnsley Metropolitan Borough Council Unitary Development Plan (UDP) was formally adopted in 2000 but has been used and applied in the years preceding this date. The Local Development Framework will eventually replace this Plan but the Core Strategy document is currently at its early stages and policies within should not be applied as yet to proposals such as these.

4.3 Therefore the most relevant local planning policies in this instance are to be found in Part 1 of the UDP and are Policies BE6, BE6a, CF1 and CF2. There are no site specific policies relevant to this site in this instance.

4.4 Policies BE6 and BE6a are related, Policy BE6 relates to design standards and BE6a to design to avoid crime. BE6 requires new development to be of a high standard of design with the use of good materials and a quality of design that is suitable to the site and surroundings. Policy BE6a requires new development to be aware of and where possible design out possible flaws in relation to crime. The proposal the subject of this statement complies with both of these policies. It is a good standard of design that is specific to the site and its adjacent host building but it also reflects the residential nature of the surrounding area. The ancillary unit proposed is sited to the rear of the existing

site in an overlooked area and security fencing is proposed where applicable to ensure no risk from trespass into the site. As such, the proposal complies with these aforementioned planning policies.

4.5 Policies CF1 and CF2 relate to existing and proposed community facilities of which a care home can be considered given that it provides a localised solution to care home provision in the Darfield area. The current proposal for an ancillary unit to provide semi-independent living as opposed to full time care is an additional service that the Lodge is aiming to offer to meet the needs of a differing sector of society. The proposal is therefore encouraged under policies CF1 and CF2 of the UDP.

4.6 Therefore, the ancillary unit proposed is considered to be a worthwhile use of this currently redundant area of the site. The use proposed is complimentary to the existing care and nursing home use at Havenfield Lodge and can be provided without having any adverse impact on neighbouring properties or the Lodge itself. As such, the proposal is considered an appropriate use at the site.