Garry Greetham associates limited

PLANNING DESIGN AND ACCESS STATEMENT

Relating to Proposed First Floor Bedroom and Ground Floor Lounge Extensions To Existing Nursing Home at:

"Woodlands Lodge", 106 Hawshaw Lane, Hoyland, Barnsley. S74 9ES. March 2013.

Applicants: Garry Greetham Associates Limited on behalf of
Client: Mr. Dhanus Ramdharry.

1 Introduction.

1.1 This is a detailed Planning Design and Access Statement to support the submission of a formal planning application for the above-mentioned development and has been prepared by Garry Greetham M.C.I.A.T. of Garry Greetham Associates Limited, and is to be read in conjunction with the following drawings:

Site Layout / Location Plan.	Dwg. No: 713-01 Rev.B.
Property as Existing.	Dwg. No: 713-15 & 21
Property as Proposed.	Dwg. No: 713-16 & 22

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1.2 The purpose of the Planning Design and Access Statement is to highlight the relevant and material considerations that need to be taken into account by the Local Planning Authority (LPA) relating to the design and external appearance of this proposed development.

The Design Statement highlights the particular characteristics of the extensions and their relationship with the adjacent buildings and the character of the wider area. This statement also relates to the accessibility of the proposed development by people with disabilities and those who are otherwise disadvantaged, such as elderly people and elderly visitors.

1.3 In terms of the details of the proposed development, this involves the construction of 2 no. main extensions as described below;

Extension 1: a first floor extension above the existing ground floor bedroom accommodation to provide an additional 8 no. bedrooms with W.C facilities together with a separate wet room created and the provision of an independent lift to enable access to this first floor with the sizes of the extension being as indicated below:

height from the finished ground level to the ridge line at approx. 8.10m and to the eaves line at approx. 5.50m (2.40m from the finished first floor level to the finished first floor ceiling level);

The max. Width at 9.90m and max. Length at 17.00m.

Extension 2: single storey extension to the front consisting of an extension to the previous Dining Room area to create a larger Lounge area together with covered walkway as shown, with the sizes for this Lounge extension being as indicated below:

height from the finished ground level to the ridge line at approx. 4.00m and to the eaves line at approx. 2.45m,(2.35m from the finished ground floor level to the finished ceiling level);

The max. Depth at 7.90m and max. Length at 7.10m.

All the boundaries of this site, will to be retained – stone walling, timber fencing etc.

2 Design of the Extensions including Access to the Site and Building.

2.1 The site of the proposed development slopes very slightly from the front, adjacent Hawshaw Lane down to the rear and is currently occupied by a large Residential Nursing Home for the Elderly and has a large tarmacadam car parking area to the rear.

2.6 The design of the proposed extensions are also affected, to some extent by other legislation such as The Building Regulations and in particular the Disability Act. The siting of these proposed extensions has been determined, to ensure that the existing sufficient car parking standards for visitors are still retained.

The siting of these extensions also still ensures that adequately sized, private amenity areas will still be retained and provided, which are in the interests of the amenities of both the existing and future residents of the home and access to such will be given by the retention of the existing footpaths.

These footpaths / tarmacadam parking areas also provides access to both the refuse and re-cycling bins which are located to the rear of the main Nursing Home and shall be emptied direct on collection days.

2.7 The external facing materials for the proposed extensions will be agreed in full with the council before any works are commenced on site, but at this stage it is our clients intention to use materials as follows, namely;

i) matching artificial stone facing material for the external walling to the Front Ground Floor Lounge Extension;
ii) matching buff brickwork for the First Floor Bedroom Extension to the rear.

Both extensions to use matching flat profiled grey colour, interlocking concrete roofing materials. The external doors and windows will be constructed of white UPVC, with matching brown rainwater goods, all to complement the existing building.

2.8 The design and size of all the proposed extensions will complement the existing building and hopefully will create attractive elevations in respect of these proposed extensions to this well established Nursing Home.

2.9 With respect to the availability of the local public transport, Hawshaw Lane itself has numerous local bus stops – one directly outside this Nursing Home, all providing easy access to the local town centres of Hoyland, Elsecar – with the train platform, Hoyland Common, Wombwell and also to further towns such as Barnsley and Rotherham.

2.10 The materials proposed for these extensions, have been taken into account to reduce the future maintenance of the property namely UPVC Windows and Doors; UPVC Barge and Facia boards including eaves; the main external walling is also solely constructed of either artificial stonework or buff brickwork with no render which obviously means a maintenance problem.

The existing level hard surfaced pedestrian / wheelchair access will all be retained from the main pavements. The existing access from these pavements, together with a hard-surfaced path around the whole of the building – including these extensions, will be retained.

Such footpaths to have a maximum gradient of 1 in 15 and if possible as low as 1 in 20, especially immediately adjacent to the existing entrance doors acting as "principle" doors.

The threshold to the door to this proposed Lounge extension will be no higher then 15mm above the floor levels on either side and if above 15mm, the threshold is to have rounded edges and will be min. 1000mm wide overall.

2.2 In terms of the internal circulation within the Bedroom extensions, the proposed passageway will have a min. width of 1100mm min. and internal doors will have a min. clear opening to the proposed rooms (unless existing) of 838mm and the space required opposite door openings will not be obstructed.

Accessible w.c's will be provided within each Bedroom and with an outward opening door in order to provide access to anyone who falls over within this room.

2.3 It is accepted that lifts are the preferred means of access to the first floor in Nursing Homes and an independent lift will all be provided for access to this proposed first floor bedroom accommodation - and also to the existing bedrooms to this area of the existing Nursing Home.

However, the original staircase within the Ground Floor Bedroom area will be retained as provides access from the original Nursing Home and will have additional steps provided to the head of this staircase to ensure level landing to this first floor area.

2.4 All the switches and socket outlets to the Bedrooms and Lounge extensions are to be provided between 450mm and 1200mm from finished floor level, switches, door bells etc. – at 1200mm max. sockets, T.V. sockets, telephone points (if required) at 450mm min. from floor levels in accordance with part M – access for disabled people and visitors.

2.5 To the front of the site adjacent the public footpath on Hawshaw Lane is an existing 1800mm high natural stone wall which is to be retained, together with the existing opening which is to still provide both access to the black tarmacadam car park area to the rear and also provides access for the emergency vehicles if required. This existing opening will also provide the disabled access to the Nursing Home.

The existing private amenity areas are all to be retained, including the original free standing rotary washing lines which will therefore still reduce the excessive use of any tumble dryers which may be located within the drying rooms.

2.11 Regarding crime prevention measures, several items, both internally and externally, have been catered for during the design stage namely;

Internally: External Doors with shoot bolt locking systems,
Windows with double latch system throughout,
Burglar alarm system wired to the mains electric with battery back up in case of power failure,

Externally: P.I.R. lighting to the front entrance of the main property,
Lockable external gates located to the side of the property for access to the rear amenity spaces.