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DESIGN and ACCESS STATEMENT

GREENACRES RURAL UNIT

House Refurbishment

1. BACKGROUND

Greenacres is owned by Shropshire Council and operated by the Adult Social Care team. They provide a day service for adults with learning disabilities. The farm provides a secure and stimulating environment, where the attendees learn new skills and have an opportunity to socialise and mix in a supportive setting. The service is very popular and demand for spaces is high. The site offers an opportunity to build upon the current success and to expand the use of the farm to assist with other aspects of adult social care.

Greenacres Day Service provides a wide range of learning experiences in a realistic working environment for people with learning disabilities. Individuals attending Greenacres learn a wide variety of skills including:

- Horticulture
- Agriculture
- Catering
- Livestock
- Woodwork
- Leisure Activities
- Camping
- Outdoor Gym
- Sensory Garden
- Cycling

The Day Service also provide the opportunity to take part in other various interests and activities, make friends, develop relationships and make a positive contribution to the community.

The individuals are supported to lead a fulfilling life. The day service strive to deliver a service that provides a motivating experience which develops skills and confidence, opening doors to a wider range of opportunities. Individuals are equal citizens and are supported to enact their rights and fulfil their potential, achieve their ambitions and become more independent.

Greenacres also offers a wide variety of products from the farm shop, which includes: free-range eggs, plants, vegetables, hanging baskets, pickles and jams, Christmas trees grown on site, Christmas wreaths and decorations and concrete shop producing patio slabs, garden ornaments and planters.

This application is a separate but supplementary application to the wider site development proposals and as such should be cross referenced with the Planning Support Statement 'Exceptional Needs Case' for Greenacres 'Supported Living development' appended to the Planning Application for the wider site development.

2. THE PROPOSAL

The original 'Greenacres' Farmhouse building has previously accommodated the canteen and administration areas for Greenacres day services. These facilities have recently been accommodated elsewhere on the site, making the house available for refurbishment and repurposing.

The proposal is to make internal alterations to the existing building to provide 3 bedrooms, 2 shower rooms (including ground floor fully accessible shower room), inclusive kitchen, dining and living area. The new facility will offer opportunities for short breaks and an Assessment Centre for individuals looking to try out new technologies to gain further independence. The refurbishment work will bring the building up to and beyond current standards for energy efficiency and accessibility.

The proposals for the works to refurbish the existing Greenacres house include the following:

- Various items of assistive technology will be available to try and test new ways of supporting individuals' needs. This includes tech that will be linked into the building infrastructure to manage environment controls and also standalone pieces of tech, to support daily living tasks, risk management and learning of new skills.
- The refurbishment will significantly improve the thermal efficiency of the building and its running costs and includes sustainable technologies, air source heat pump heating system, and utilises Photovoltaic panels for electric supply.
- The property will include accessible shower room facilities on both floors, which includes further adaptations to the ground floor bathroom for wheelchair access.
- The kitchen facility will incorporate an inclusive cooking and learning environment and will be fully accessible with height adjustable work surfaces and additional cooking appliances for group learning sessions.
- The house will benefit from its rural location, offering indoor and outdoor learning opportunities, benefiting from the existing access to Greenacres Farm and all it has to offer. Further landscaping work will be carried out to enhance the existing raised beds, flower and vegetable areas and variable height cooking facilities.

This Planning application covers:

- Change of use of the Greenacres house to include residential provision
- Creation of a new dedicated vehicular entrance for the house including 4no. additional car parking spaces
- Additional car parking spaces within the current site (see section 5 below)
- Minor alterations / improvements to the external appearance of the house including replacement and enlarged windows as indicated on attached drawings.

3. AMOUNT OF DEVELOPMENT

The extent of existing permanent buildings on the Greenacres site is approx. 1,120 square metres on a site extending to approximately 6.24 hectares. The refurbished Greenacres House building is has a footprint of 105 square metres.

The proposed vehicular access and parking has area of 140sq.m and will be created on areas largely of existing hardstanding.

The additional areas of hardstanding formed for additional parking within the site are 26sq.m. and 76sq.m.

4. APPEARANCE

The refurbished building will retain it's existing appearance externally. The windows will be replaced with white uPVC and entrance door will be of domestic style.

New fencing will be timber palisade and new surfacing will be tarmacadam to accessible parking bays, tarmacadam to pedestrian access paths and permeable crushed stone to other parking areas.

5. ACCESS and PARKING

New vehicular access is formed as indicated on attached proposed external works drawing. This access point will be exclusive to the Greenacres House, existing services will continue to utilise the current main entrance to the North of the site with a one way system around the site, exiting to the East near the centre of the site.

It is proposed that 4no. additional car parking spaces, including 1no. Accessible parking space, be provided for the refurbished house facility. These will be located to the East of the house access from the proposed new vehicular entrance.

In addition to the above proposed parking space it is proposed to create an area of hard standing for 6no. vehicle adjacent to the Chicken Shed and hardstanding for 2no. vehicles adjacent to the East Central vehicle exit point. Refer to drawing A108 for details.

Further traffic management alterations are proposed to reduce off-road parking. These recommendations are outlined in the corresponding planning application for 'Supported Living Development' refer to the accompanying 'Transport Statement' for full details.

It is anticipated that the amount of full time equivalent staff will increase by 3 as a result of this application. As the use of the house will principally be by existing service users it is not anticipated that this will increase the amount of traffic to site.

The property will have level access to the ground floor with ramps provided.

6. ENERGY / SUSTAINABILITY

Shropshire Council's Policy encourages sustainable products to be used on every project, the materials chosen will be CFC and HFC free; with insulation levels etc being in accordance with those required under current Building Regulations and the current version of the SC sustainability policy "Sustainable Construction Policy", section 2.4 concerning minimising use of energy; high levels of insulation, solar shading, sunpipes, double glazing, windows on all elevations to take advantage of natural light etc.

The refurbishment will upgrade elements of the existing building (Walls, Windows, Roof, Doors) to current building regulation U-values for new build considerably improving the thermal performance of the building.

Heating and electrics will utilise the existing ground mount PV array to the rear of the building. Heating and hot water will also be supplemented by Air Source Heat pump.

7. ENVIRONMENT AND ECOLOGY

Ecology: SC Property Services works closely with SC ecologists and desk studies are carried out for all proposed construction works. SC Ecologists will advise any additional survey or mitigation works required in relation to protected species associated within the area of proposed development. In addition continual monitoring and precautionary measures will be carried out during the construction phase of the project.

8. PROGRAMME

The works on site start date are programmed for December 2021 and completion date of April 2022.

9. HISTORIC ENVIRONMENT

A desktop study has been carried out and the site is not of historic interest