



DESIGN AND ACCESS STATEMENT

Change of use of existing building to 3no Supported Living Units

East Barn,

Perrymill Farm,

Hopwood,



March 2023

Prepared for and on behalf of

IBC Healthcare

Regulated by **RICS**

Consult Construct Limited

Gunpowder Works, off Bysing Wood Road, Faversham, Kent, ME13 7UD

Registered in England at this address : Company No. 8324105

www.consultconstruct.co.uk info@consultconstruct.co.uk 01227 767770



RICS





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A This document has been produced by:

Jennifer Hughes BSc (Hons)

Senior Architectural Technologist

Signed:

B Date of this issue 21/03/23

Issue Number 1 (one)

C This document has been checked and approved by:

Daniel Dodson BSc (Hons)



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1.0 INTRODUCTION

This statement has been compiled to support a full Planning application for the change of use of the existing building to 3no supported living units and in accordance with the requirements of Section 62 of the Town and Country Planning Act 1990. The properties will be situated within the existing building envelope on both ground and first floors with no extensions or increase in floor area required.

The full site address is:-

East Barn,
Perrymill Farm,
Hopwood,
Birmingham
B48 7AJ

The location of the site is indicated below and a location plan provided.

Please also refer to application drawings

- 23.2744 / 01 Existing and proposed site plan
- 02 Existing and proposed floor plans
- 03 Existing and proposed elevations
- 04 Site location plan





2.00 SITE APPRAISAL AND PROPOSALS

2.01 Location and context

The development of East Barn to which this application relates is located within the postal area of Hopwood, Birmingham B48 7AJ on the Western side of the A441 Birmingham Road opposite the Westmead Hotel. It is part of a collection of residential properties that used to be part of Perry Mill farm.

The building proposed for conversion was originally built as a barn structure for Perry Mill Farm, it has since been converted for commercial use and is currently used as a C2 Respite Centre with overnight accommodation. It has a shared access driveway from the side road off A441 Birmingham Road, private parking for 6no cars and a small garden space. The green space that is fenced off to the right hand side of the driveway is also available for use by the property.

2.02 Amount

The proposed development of East Barn comprises the conversion of the existing floor space into 3no self-contained supported living units of between 55 - 60 sqm each. (See floor plans)

2.03 Layout

The internal alterations proposed consist of the formation of 3no supported living units to be utilised by people with autism and learning disabilities. The units will have their own tenancies and council tax liability but not separate electric or water supplies and meters. The people will be receiving care depending on their particular need and this is assessed on an individual basis, along with their suitability for this particular accommodation. Each unit will have living/dining/kitchen area, wet room and bedroom. There will be a sensory space for communal use and a laundry/utility room.

2.04 Scale

The conversion will take place within the existing structure of East Barn with no extensions to the footprint necessary. The scale and proportions

2.05 Landscaping

Existing boundary treatments and existing hedgerows and shrubs will be retained throughout the site. The existing garden areas will be retained as existing to be used communally by all the residents.

2.06 Appearance

The external appearance will be retained fundamentally as existing. Two new openings will be formed in the external elevations but these have been sensitively placed to avoid overlooking or amenity issues with the existing nearby residents. The new door and window inserted will match the frame design and material of the existing windows (stained timber, double glazed)



2.07 Access

The proposals retain use of the existing gated access driveway from the side road off A441 Birmingham Road. This access drive way is shared with North Barn, as indicated on the site plan. The proposals retain the fully paved driveway and private parking area. The location of cycle parking and bin storage areas have been indicated on the proposed site plan.

2.08 Sustainability

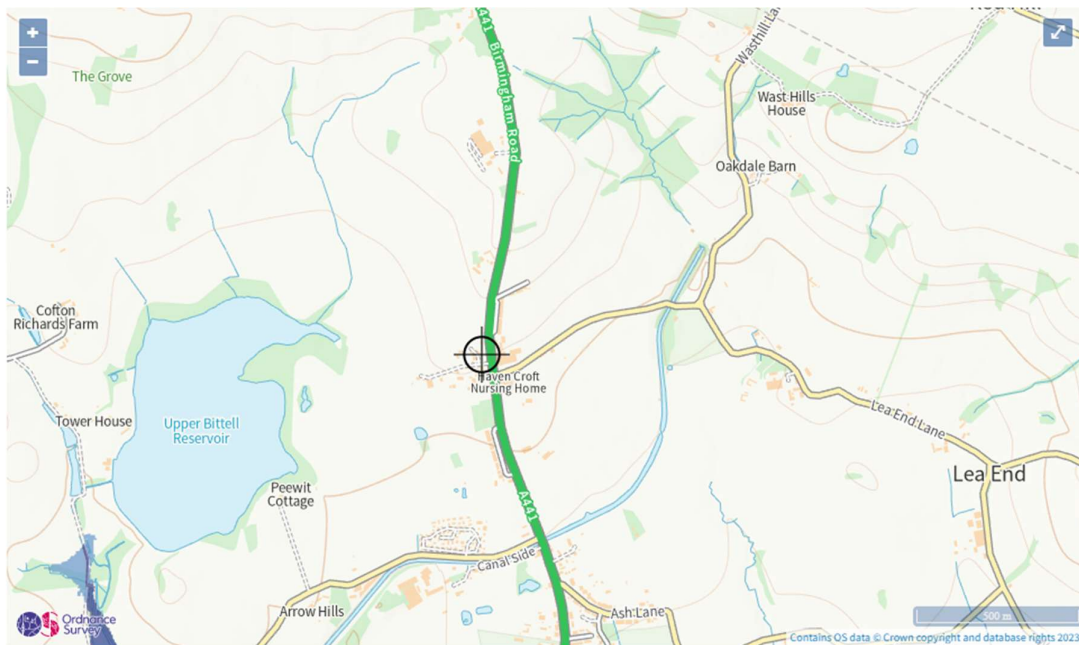
The location of the property within the village of Hopwood and close to the Birmingham Road provide excellent local links by public transport and car both north into the centre of Birmingham and south onto the M42 motorway.

2.09 Drainage

Storm and foul water disposal will be via existing manholes and sewer system.

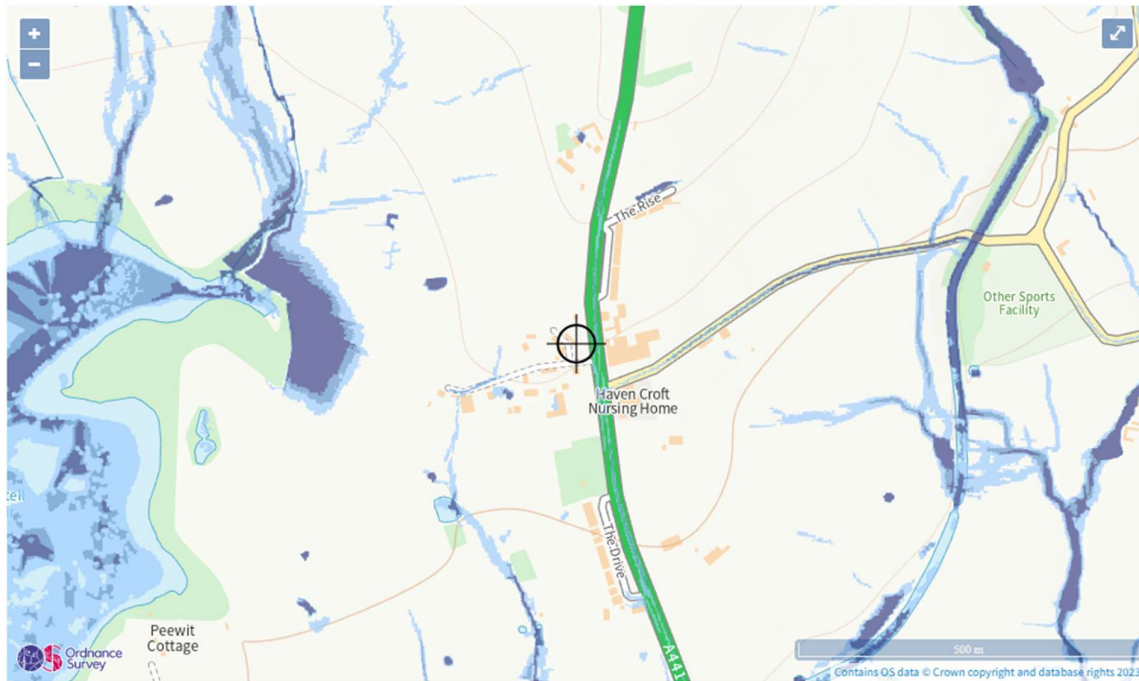
2.09 Flood risk

The site is considered at Very Low Risk of flooding from rivers and sea and surface water so a Flood Risk Assessment is not considered necessary for this application.



Extent of flooding from rivers or the sea

● High ● Medium ● Low ● Very low ⊕ Location you selected



Extent of flooding from surface water

3.00 PLANNING STATEMENT

3.01 History

The building proposed for conversion was originally built as a barn structure for Perry Mill Farm, it has since been converted for commercial use and is currently used as the Respite Centre it received approval for in 2011.

Change of use from C2 use to create two dwellings (C3) with minor alterations. Granted 2015

Change of use from offices to residential assessment centre providing overnight accommodation together with minor internal alterations. Granted 2011

3.02 Relevant Policy

The NPPF, the Bromsgrove District plan (BDLP) and the Worcestershire Extra Care Housing Strategy 2012 – 2026

- BDP4 Green belt
- BDP7 Housing Mix and Density
- BDP10 Homes for the Elderly and Disabled.



3.03 Policy discussion

A key characteristic of the property is its location within the Greenbelt. The NPPF states that the extension or alteration of a building in the Green Belt is not inappropriate provided that it does not result in disproportionate additions over and above the size of the original building. In this case the subtlety of the proposals, to work within the existing building form, provide compliance with this policy.

Policy BDP4 of the Bromsgrove District local plan also enables the redevelopment of previously developed sites in so far as they do not have greater impact on the openness of the Green Belt than the existing development.

Similarly Policy BDP7 draws attention to the wide ranging household types required in the local area, in various tenures of property. These include households with special needs, including disabled people with physical or sensory impairments, learning difficulties and mental health needs. BDP10 expands this intention encourage the provision of housing for the elderly and for people with special needs, where appropriate whilst avoiding an undue concentration in any location and encouraging developers to build new homes that can be readily adapted to meet the needs of those with disabilities.

4.00 LOCAL NEED

IBC Healthcare are a specialist care provider for individuals with complex care needs and are passionate about individuals having a 'house they can call home', where they can be supported to live as independently as possible in their local community.

At the end of 2022, a staggering 2,030 people with a Learning Disability and/or Autism were inpatients in hospitals across the UK. Unfortunately, 21% of these people were inpatients across the Midlands, making this the highest in all NHS Commissioning Regions. A significant percentage of these people could not be discharged due to lack of suitable housing within the community.

It is anticipated that each individual will have no more than 2 carers at any one time, including through the night, on a rota basis (waking nights).

Discussions have been ongoing with Adult Social Care with regards to the suitability of the location and the proposals.

5.00 CONCLUSION

The application seeks permission to convert the existing building to 3no supported living units.

The proposal sits within planning policy requirements being within an appropriate location and appropriate design.

The internal layout has been designed to provide suitable accommodation for the proposed use.



7.00 EXISTING PHOTOGRAPHS OF DRIVEWAY AND PROPERTY



South West elevation



South East elevation





Communal Garden area



Existing driveway access.



Existing driveway access.