



DESIGN AND ACCESS STATEMENT

Alterations to existing C2 Residential Assessment Centre to provide 3no supported living units.

East Barn,
Perrymill Farm,
Hopwood,



March 2023

Prepared for and on behalf of

IBC Healthcare

Regulated by **RICS**

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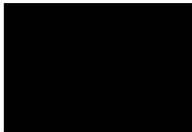
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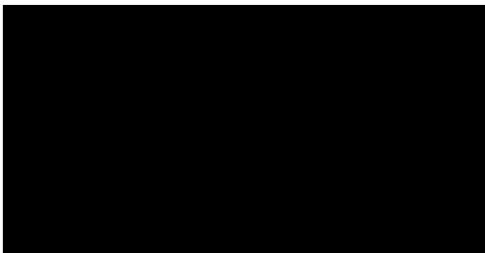


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1.0 INTRODUCTION

This statement has been compiled to support a full Planning application for the alteration 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 its current use is 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 Proposal

The internal alterations proposed consist of the formation of 3no supported living units to be utilised by people with autism and learning disabilities. 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.

The people will be receiving care depending on their particular needs and this is assessed on an individual basis, along with significant review as to their suitability for this particular accommodation.

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 but with waking nights. This is why no sleeping accommodation is provided in the scheme. Carers remain awake in the residents accommodation all the time.

These proposals sit within a C2 Use Class because:-

- a) The Planning Act description of C2 Use is as follows:-
Residential accommodation and care to people in need of care, residential schools, colleges or training centres, hospitals, nursing homes
- b) The care need of the residents can include 'personal care' that would sit outside a C3 use and could potentially be challenged in the future.
- c) The care provision is provided by IBC Healthcare only so the building will be one planning unit.
- d) The units are not separately metered.
- e) The units will not have separate registered addresses.

2.02 Amount

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

2.03 Layout

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 proportion of the existing building will be retained.

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

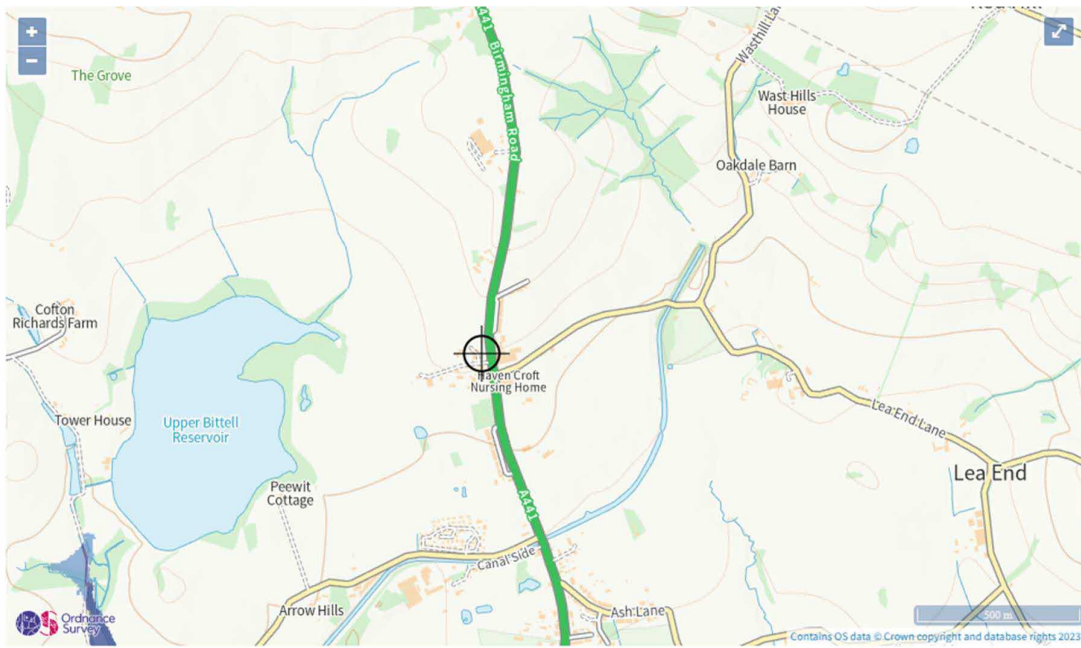
The location of the property within the village of Hopwood and close to the Birmingham Road provide excellent local links by public transport and car both north into the centre of Birmingham and south onto the M42 motorway.

2.09 Drainage

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

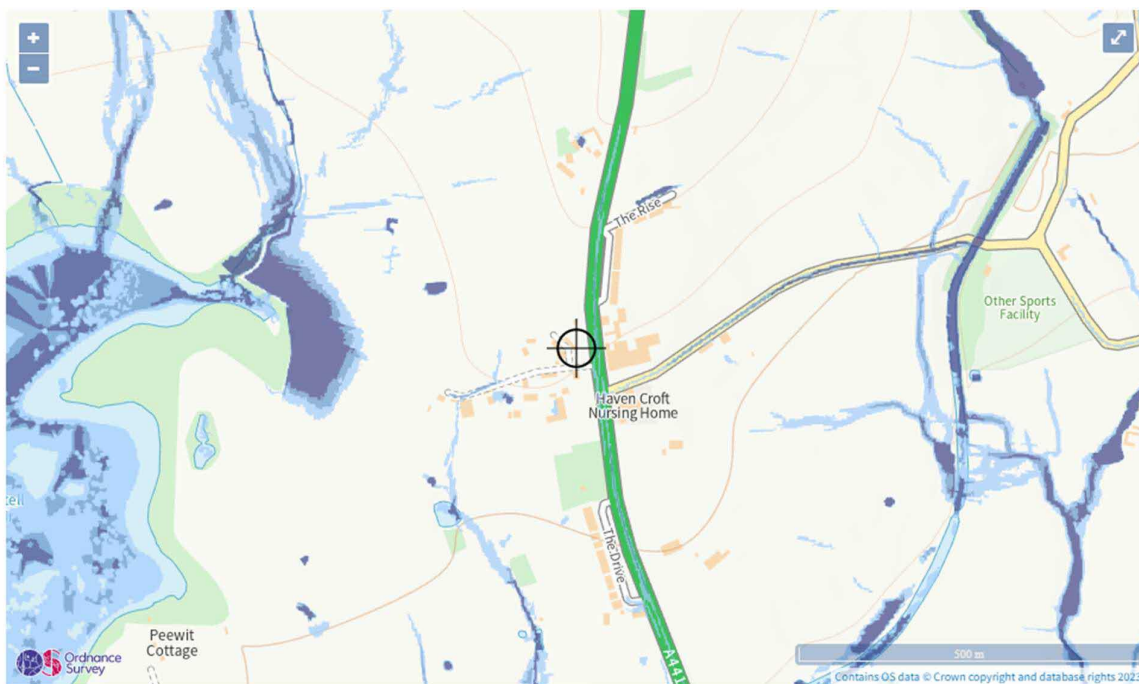
2.09 Flood risk

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. See Flood maps below.



Extent of flooding from rivers or the sea

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



Extent of flooding from surface water



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 make internal alterations to the existing C2 Respite Care facility to become 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.

6.00 EXISTING PHOTOGRAPHS OF DRIVEWAY AND PROPERTY





