

DESIGN AND ACCESS STATEMENT

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

East Barn,

Perrymill Farm,

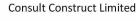
Hopwood,



March 2023

Prepared for and on behalf of IBC Healthcare















Consult Construct - Quality Management

Consult Construct Limited are certified to BS ISO9001:2015 Quality Management.

This document has been checked before issue in compliance with the Quality Management System.

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)





CONTENTS

- 1.00 INTRODUCTION AND SITE LOCATION
- 2.00 SITE APPRAISAL AND PROPOSALS
- 3.00 PLANNING STATEMENT
- 4.00 LOCAL NEED
- 5.00 CONCLUSION
- 6.00 EXISTING PHOTOGRAPHS



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 with in 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.

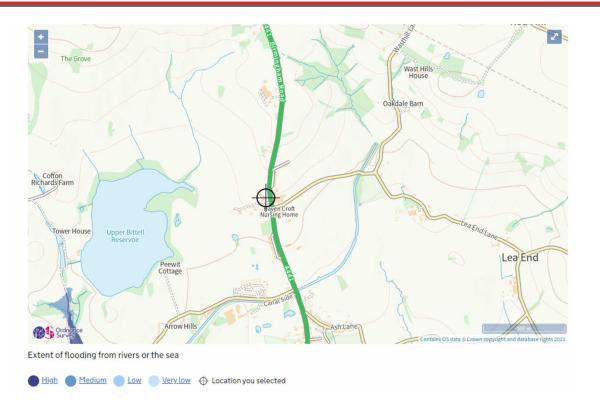
2.09 Drainage

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 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.(C2)

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.



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















