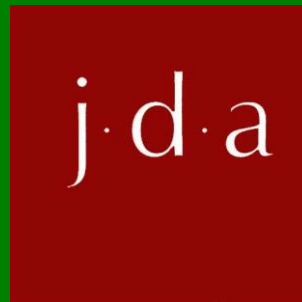




Enright Lodge,
No. 2 Enright Close,
Newark,
Nottinghamshire.
NG24 4EB

Design & Access Statement

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Planning		

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I INTRODUCTION

- I.1 This Design & Access Statement has been prepared in support of a 'FULL PLANNING APPLICATION' for the proposed conversion of existing staff rooms within a bungalow (No. 2 Enright Close) to form a new, third apartment within the bungalow.
- I.2 This statement has been prepared under the requirements of the Town & Country (General Development Procedures) (Amendment) (England) Order 2006. The structure and content have been informed by:
- The Town & Country Planning (General Development Procedure) (Amendment) (England) Order 2015
 - DCLG 'Guidance on Information Requirements and Validation (March 2010)
 - 'Design & Access Statements – How to write, read and use them' (CABE 2006); and
 - Secretary of State Appeal decisions on the role of a Design & Access Statement
- I.3 The statement seeks to explain the design principles for the development which are appropriate to the site and the surrounding area based on national planning and urban design guidance. In particular, the design is based on an appraisal of the character of the local built environment which has been undertaken as a precursor to the preparation of the scheme design and submission for planning permission.
- I.4 The document has the following functions and purpose:
- To provide a description of the key issues, constraints and opportunities afforded by the site and their evaluation that has informed and led to the current form of development; and
- To provide comprehensive information on the development in terms of layout, scale, access, appearance and landscaping.

2 ASSESSMENT & LOCATION

- 2.1 No. 2 Enright Close is currently a detached bungalow (single storey) with 2no. single person apartments with separate staff areas. It is part of a wider secure residential care facility consisting of 4 detached bungalows and separate activities building.
- 2.2 The existing apartments within the bungalow each comprise a Kitchen, Lounge, Bedroom and Ensuite and accessed off a shared entrance lobby. The apartments and bungalow is currently unoccupied/vacant.
- 2.3 No's 1 & 3 Enright Close "Enright View" part of the same gated community is a further residential service for seven people. This service accommodates four people in one shared bungalow and three other people in self-contained apartments.
- 2.4 No. 4 provides 4 No. single person bedrooms with en-suite shower rooms and communal bathroom, lounge with dining area and separate kitchen
- 2.5 Enright Lodge was operated by Heathcotes Care, as a specialist residential service for adults with learning disability and challenging behaviour who may have dual diagnoses or associated complex needs.
- 2.6 The site is secured to all sides with close board timber fences and secured gates. Enright Close is accessed from Boundary Road via a gated entrance providing both pedestrian and vehicle access to the site.



Figure One: Aerial view of application site.

- 2.7 The application site area is 1576sq/m. Located on Enright Close, off Boundary Road, on the fringe of a predominately residential area of Newark.
- 2.8 The application site has Newark Hospital directly to the North and East with Christ Church to the Southwest.

- 2.9 The properties are generally of brick construction with profiled tile roof covering with predominately PVCu double glazed doors and windows.
- 2.10 Pedestrian access to site is via a gated “airlock” access with vehicle access via double gates. There are 5 car parking spaces currently on site and a disabled parking space for use by a staff and/or visitors.
- 2.11 Any residents of the properties at the 4no. Bungalows on site will not own a vehicle or be able to drive.
- 2.12 The site is in zone one of the flood maps, therefore a flood risk assessment is not required.

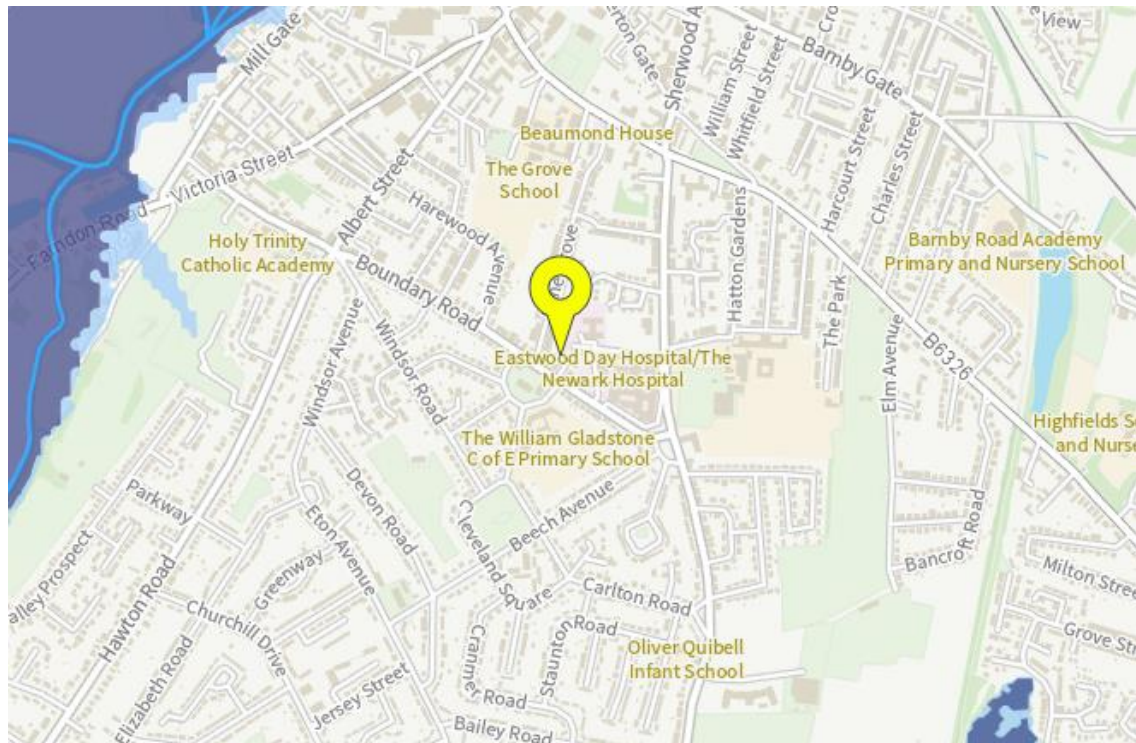


Figure Two: Flood Zone Map.

3. PLANNING HISTORY

3.1 Two previous planning applications have been submitted on the site:

- Erection of Four Bungalows

Application Date: Unknown Ref. No: 01870207 Status: **Permitted**

- Change of use from C2 (residential institution) to C2a (secure residential institution), including refurbishment, boundary fence and minor glazed linked extension.

Application dated: 07.08.2012 Ref. No: 12/01126/FUL Status: **Permitted**

- Conversion and change of use of existing residential care facility (C2a) to create 5 supported living apartments (C3a) with associated communal areas.

Ap

Application dated: 06.01.22 Ref. No: 21/02517/FUL | Status: **Permitted**

4. DESIGN

Use:

4.1 The proposals for an additional apartment will also be under the current use of the site which is C3a.

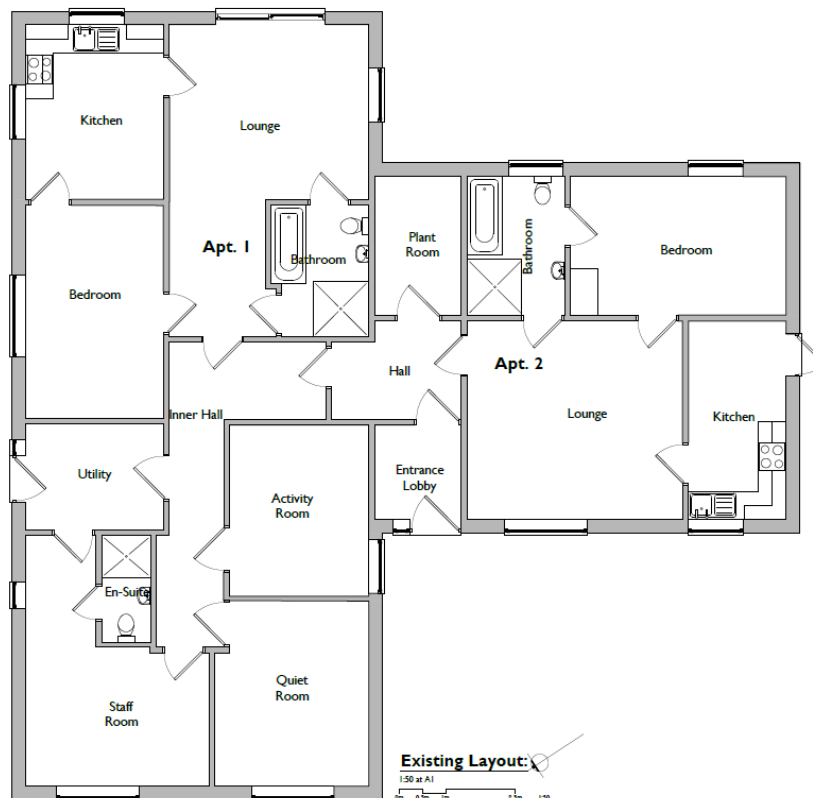


Figure Three: Existing Floor Plans.

Amount:

- 4.2 The proposal is to create an additional one-bedroom self-contained apartment within Bungalow Two. The Gross Internal Floor Areas (GIFA's) will be as follows:
- Existing Apartment One – 49.5sq.m.
 - Existing Apartment Two – 57.5sq.m.
 - Proposed Apartment Three – 61.9sq.m.

4.3 The GIFA of each apartment is far in excess of that required under the National Space Standards.

Layout:

- 4.3 This proposal is to convert an existing part of the bungalow comprising staff room, utility, quiet room and activity room into a one bedroom apartment with ensuite, separate lounge and kitchen which is accessed from a shared entrance lobby.
- 4.4 In addition, existing Apartment One will undergo some internal alterations to provide an Ensuite which has a 'jack and jill' door arrangement. This will provide access to/from the En Suite from both the Bedroom and Lounge and is similar to Apartment Two's layout, which works well for its residents.
- 4.5 As the Bungalow is vacant, there will also be some internal alterations to walls so they adhere to Party Wall standards and provide better sound resistance between Apartments and improve fire barriers.
- 4.6 Whilst staff rooms are being replaced with further accommodation of C3a use, due to the nature of those living in the supported living apartments, there will be no requirement for more staff on site.

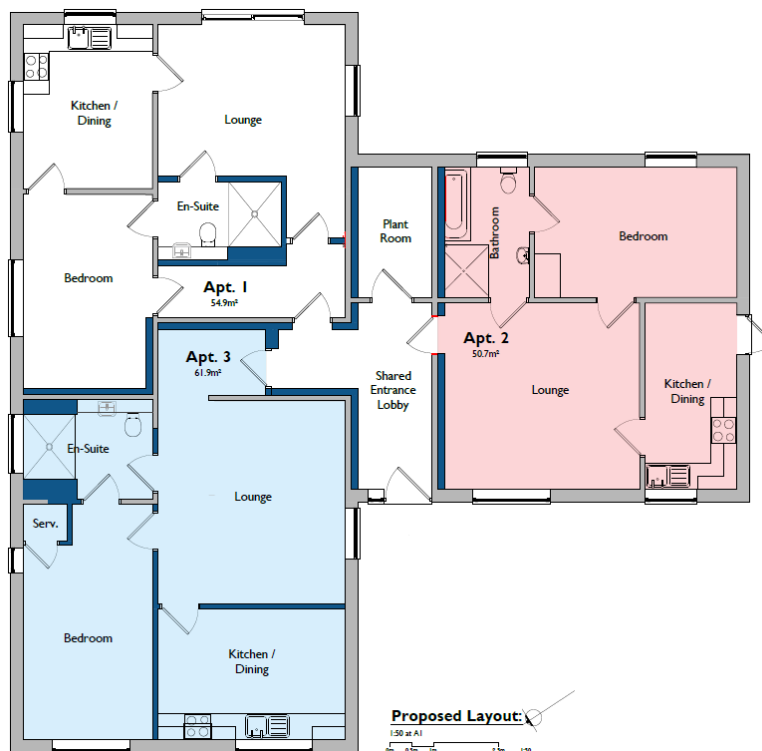


Figure Four: Proposed Floor Plans.

4.7 **Scale:**

Scale and massing of the building will remain as existing. There will be no additions or extensions to the overall size or footprint of the building as part of this application.

4.8 **Appearance:**

A single door and side window will be replaced with a window to the side (north) elevation. Brickwork will match (as closely as possible) the existing facing brickwork to the building. There will be no further elevational changes required.

Access:

4.9 Whilst there will be an additional apartment, The proposal will not affect the existing access or parking arrangement. Any resident living in the new apartment will not be in a position to drive.

4.10 The amount of visitors, deliveries and staff visits are low and the existing number of car parking spaces on site should be more than sufficient to allow for safe, off road parking.

4.11 In addition, the site is close to Newark town centre and sustainable transport links. Bus stops are within a 5-minute walk of site, linking the site to Newark, Nottingham, Mansfield and further connecting with other public transport links and the national transport network.

Landscape:

4.12 The existing communal areas to the rear will be shared by existing and new residents alike.

4.13 No further landscaping plans are proposed as part of this scheme.

5 CONCLUSION

5.1 The application seeks to provide an additional apartment to a site and bungalow where several apartments already exist. The works will be minimal and will convert unused internal staff and communal space within the building. Typical planning matters such as scale and appearance will have negligible impacts whilst other such as parking and amenity space should already be sufficient to serve an additional unit.