

50765-2023-GC-PLANNING STATEMENT

**Proposed Change of Use from Public House (Sui Generis)
Five Assisted Living Apartments with Communal Spaces & Ancillary
Office & Stores for Domiciliary Care (Class C3)
at The Markham Arms
Dorset Drive
Brimington
Chesterfield
S43 1DN**



50765-2023-GC-Planning Statement REV B
18/01/2023

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architect

This statement has been prepared on behalf of Godfrey Barnes Healthcare LLP and is to be read in conjunction with the following drawings:

50765-2023-GC-01	Site Location
50765-2023-GC-02	Existing Site Layout
50765-2023-GC-03	Existing Floor Plans & Sections
50765-2023-GC-04	Existing Elevations
50765-2023-GC-05A	Proposed Site Layout
50765-2023-GC-06A	Proposed Floor Plans & Section
50765-2023-GC-07	Proposed Elevations

Godfrey Barnes Healthcare LLP is an innovative, care provider of specialist residential care for individuals with learning difficulties. They offer a range of services from care within care homes to domiciliary care and providing suitable supported living accommodation to Local Authorities and Housing Associations. Their ambition is to provide properties for high quality facilities offering each individual a personalised service to maximise independence, opportunities and quality of life. Overall, they aim to provide a living environment that is similar to a typical family home.

1. Site Location and Description

This property under the name of 'The Markham Arms' on Heath Road, Chell Heath is currently a public house located in Dorset Drive, Brimington, on the junction of Somerset Drive with vehicular access to the rear car parks off Dorset Drive and Somerset Drive.

The existing building comprises of a ground floor public house hosting, a bar, lounge, and two function suites. To the first floor there is a flat. There is also a cellar below the ground floor which to the north of the property is above ground due to the ground levels on the site. The site falls significantly towards the north. External steps and verandas provide access around the building.

The area predominately residential, low density and with low rise.

The building is flanked on all visible sides by hard standing to the site boundary with a small grass verge to the west, which appears to have been used as a children's play area. Car parking is informal and unmarked.

The site is therefore suited to the use as a small residential care home for five residents as the property is situated in a peaceful suburban setting and is easily accessible both by car and public transport.

2. Proposed Use

The applicant is proposing to convert the property from a Public House and its first floor flat for use as Class C3 supported living apartments for people with mental health needs. The residents will not be in a registered care home setting, they will be housed via a housing association into accommodation suited to their needs with domiciliary care where needed. The following sub-sections set out the detailed specifications of the proposal and the proposed building alterations:

3. Outline Brief / Specification

The aim of Godfrey Barnes LLP is to convert The Markham Arms pub into Class C3 assisted living for five individuals who have a learning disability, Autism & complexed needs.

This home will consist of five large individual self-contained living spaces, designed to provide low stimulus environments, designed to keep the individual safe, whilst still ensuring a warm and comfortable homely feel. Each resident will have their own lounge, double bedroom, ensuite and kitchen and also access to a communal lounge, kitchen, dining area and lovely gardens areas.

The home will not be staffed and will rely on domiciliary care visiting the site as and when, depending on each residents' individual needs. Ancillary accommodation for carers is provided medical equipment, and small office space for notes and administration used as and when required.

There will be ten parking spaces on site which is sufficient to accommodate visiting carers and visitors. It should be noted that due to the care needs of the five residents, it is very likely they will not require use of the car parking spaces personally.

4. Proposed Building Works

The property would need to undergo internal alterations to cater for its proposed use, along with minor external works to resolve the existing windows and doors in-line with the internal requirements. The works will also include the formation of bin stores and extensive garden and green spaces and the replacement of the existing windows to double glazed UPVC units to ensure safe use for the residence along with improving the thermal performance in line with the requirements under the Building Regulations.

The proposed internal alterations, as shown on the existing and proposed floorplans, primarily relate to modifications to internal walls, doorways to create new bedrooms, amenities, and communal areas. The existing function room and rear W.C and lobby area will require its floor height to be raised to provide sufficient height in the cellar to accommodate one unit. The building will require some windows / doors to be bricked up and others formed along with the thresholds and window heights in the rear parts being adjusted to accommodate the revised finished floor levels in this area. The

proposed boundary treatment will consist of new 1.8m high timber fencing to form garden spaces as indicated on the layouts along with planting in place of the existing hardstanding on the road facing front and sides.

5. Planning Policy Position

NATIONAL PLANNING POLICY FRAMEWORK (2021)

A key theme running through the National Planning Policy Framework (2021) is the promotion of health and wellbeing in addition to ensuring housing needs encompass those with support or care needs.

Paragraph 8 outlines development the key economic, social and environmental objectives and specifically with regards to the social objective outlines the following: “to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being”.

6. Conclusion

This full planning application in relation to The Markham Arms, is for the change of use of a public house and its adjoining flat to Class C3 dwellings for 5 apartments for people with learning or mental health problems.

With the minimal external alterations to the building itself and removal of large areas of concrete hard standing, the visual impact will generally be to the betterment of the surrounding area.

This development provides much needed dedicated accommodation that Local Authorities and Housing Associations desperately need.

Therefore, this application should be considered favourably.