

50765-2023-GC-PLANNING STATEMENT

**Proposed Change of Use from Public House (Sui Generis)
to a Residential Home for Individuals
with Learning Disabilities (Class C2)
at The Markham Arms
Dorset Drive
Brimington
Chesterfield
S43 1DN**



50765-2023-GC-Planning Statement
13/12/2023

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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-05	Proposed Site Layout
50765-2023-GC-06	Proposed Floor Plans & Section
50765-2023-GC-05	Proposed Elevations

Godfrey Barnes Healthcare LLP is an innovative, care provider of specialist residential care for individuals with learning difficulties. Their ambition is to provide properties for high quality care in a home from home environment, 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 a care home for five residents. 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 a CQC registered Residential Service 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 and staff team safe, whilst still ensuring a warm and comfortable homely feel. Each resident will have their own lounge, double bedroom, ensuite and also access to a communal lounge, Kitchen, dining area and lovely gardens areas

The home will be staffed 24 hours a day with 5 staff members on shift at a time and also a registered manager from 9am-5pm. The carers will work 2 shifts (7:00am – 10:00-pm & 10:00pm to 7:00am).

The skilled staff provide 24 hour hours a day care and are specifically trained in the specialist areas of Autism, Positive Behaviour Support (PBS), Active Support and Mental Health.

A Registered Manager with extensive knowledge and experience in complex services, that will work closely with the PBS Team to ensure that PBS Plans are developed, from initial assessments, transitions, function based assessments, and the day- to-day delivery of care within the residential setting. This supports the care team to deliver the highest levels of person-centred care based on the identified needs of each individual.

There will be nine parking spaces on site which is sufficient to accommodate staff parking during the day and overnight. It should be noted that due to the care needs of the six residents, they will not require use of the car parking spaces.

The property would be secured with door keypad locks. All residents would be supervised at all times on the premises and in the garden areas. Residents would not leave the premises without being under supervision.

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 inline 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 provided 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 a residential CQC registered care home.

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.

Therefore, this application should be considered favourably.