

DESIGN AND ACCESS STATEMENT

DEIGHTON ROAD
DEIGHTON



ARCHITECTURE

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C49 Architecture is a fast-moving Architecture Firm who believe in creating inspirational projects. Through our designs, we strive to find the perfect balance between costs, comfort, practicality, and beauty.

Our goal is not only to create stunning buildings, but also ensure cost effective design, always seeking to undertake projects in the most ecological way possible. When working with listed buildings or in conservation areas we design solutions to preserve the heritage assets

Having experience working throughout the UK we strive to bring the best cost-effective design to each project to suit the briefs given.

Working throughout the commercial and domestic sector we have experience in all projects.

Introduction

C49 Architecture have been commissioned to undertake this project due to their extensive knowledge and experience domestic building design.

The Design and Access statement has been prepared by C49 Architecture to provide sufficient information to accompany a detailed planning application for a conversion of two residential houses into a single childrens care facility.

Site Description

The site is located on Deighton Road on the edge of Deighton village.

The property is a former training centre which are currently.

The property is a stone-built property with a large parking area and a large rear enclosed garden.

The roof is a tiled roof with Upvc windows.

The site location and accessibility in terms of transport etc. the site is close to all local amenities, schools, shops etc. and has regular bus services to Huddersfield close by Huddersfield is only 2.5 miles away, and the general area is also close to the main motorway network. All this meaning that the location and its access can be seen as sustainable.

Proposed Development

Planning permission is sought for the conversion of the building into a single care facility for children.

The care provided is broken down as below:

CHILDREN

- The home will cater for four to six children (approx. ages 6-16) who will have learning needs and autism.
- The home will be regulated by Ofsted and managed by a highly qualified specialist team, from a previously outstanding home of learning needs and autism.
- Priority places will be given to children from the Local Authority area. Children placements with learning needs and autism are often long term, meaning there is an opportunity for the team to build care and stability for these children.
- The proposal is to utilise the existing building to make one large home with configuration and spaces as defined and recommended by Ofsted for a children's home. This means there needs to be large dining spaces for autistic children, a sensory room, an office for the staff downstairs which also a bedroom for an overnight staff duty, further staff bedrooms on first and second floor to monitor the children on each landing, large garden spaces, health and safety compliant fixtures and fittings, and fire alarms and safety throughout the building. We believe the property will become a perfect and beautiful home for children with learning and autism.

SAFETY AND RISKS TO CHILDREN

- The children with learning needs and autism will be supported by a highly qualified specialist team who have a record of running an Ofsted outstanding home already for children with learning needs and autism. Their previous home is currently rated Outstanding for effective leadership and management and overall experiences and progress of children and young people.
- The premises are detached and there is a large secure and enclosed garden space to the rear. The proposed use is little different to a small family living in the house and this is considered entirely appropriate in a residential area such as this. Furthermore, there are at least two trained carers on the premises at all times, who can quickly deal with any problems that may arise. It is not therefore anticipated that the level of activity, by a low number of young people, would result in unacceptable noise or general disturbance to the neighbourhood, especially when the children are chaperoned and there are regulated and carefully planned activities by the highly qualified team.
- Concerns can be raised in relation to anti-social/criminal behaviour. Whilst crime and the fear of crime are material planning considerations, the occupants of the property will be those with learning difficulty and autism. Individuals that fit any of the aforementioned criteria could also reside in any other typical residential dwelling and it is therefore considered that this proposal is not likely to result in any additional anti-social/criminal behaviour than what could be generated by the existing residential dwellings with these type of children throughout the district. The fact the children will be chaperones everyone will reduce these risks further.

STAFFING

- Children are placed on a medium to long term basis, and there are always 2 carers. The carers will operate on an 8 hour shift basis. The home is open to visitors for the children and this is done on seldom occasions.

The staff handovers are not considered to result in any significantly detrimental noise and disturbance impacts on neighbouring properties amenities as these would coincide with typical movements for the working day and school.

On balance, it can be considered that the general noise and disturbance impacts would not be above and beyond what could be achieved at a residential dwelling and therefore shouldn't warrant a refusal of planning permission.

Layout

The enclosed site Plan illustrates that the proposed dwelling will be utilised as much as possible and the break throughs internally will provide the internal access.

There shall not be an external change.

Means of Access

Vehicular, pedestrian and cycle access are taken from the existing access.

Eight parking slots are provided at the front of the building as existing, with the whole front area tarmacked to allow cars to drive in.

The main traffic generator will therefore be the two staff and as they operate on a shift basis there will not be more than three vehicles and typically two on site at any one time. Vehicle parking facilities can therefore be considered adequate for the proposed use. The site access has good access and visibility and in any case the numbers of vehicle movements will be so low that it will be unlikely to lead to any more potential disturbance than if the property were occupied by a large family.

Scale

The scale of the development is unaffected by the proposal

Appearance

The appearance of the building is unaffected by the proposal

Landscaping

The existing front area is tarmac and allows for parking up on, this is to remain as existing.

The rear garden is to be ensured by requirement that it is fully enclosed with timber fencing.

There shall be a small patio area and then the remaining area lawned and planted.

Conclusions

The proposed use as a children's home is considered to satisfy a special need for autistic and learning needs children with unfortunate circumstances and plighted backgrounds to have a home.

The use is considered appropriate and there are adequate amenities nearby for the occupants.

The use is not expected to harm the amenity of neighbours by unacceptable noise or disturbance nor will it generate excessive or hazardous traffic movements. The proposal therefore complies with all the policies and once the work is complete, the property will become a great home for children who have limited opportunities for specialist care and stability.

Our proposals to make use of an existing spacious property, within a sustainable location, to house looked after children should be welcomed, as it is in much need.

The property is ideal providing spacious accommodation with numerous en-suites together with communal kitchen and living accommodation.

It has a good outdoor space with room for cars to park, although care use will be limited due to public transport and car sharing.

The property is close to nearby amenities, shops, schools etc. with outdoor recreation space also within walking distance.



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