

01245

**Design and Access Statement for
Proposed Change of Use of
A4 Drinking Establishment
To
C3 Dwellinghouse**

To

**The Ship Inn
Wath Road
Elsecar
S74 8HJ**

MaxDesign 

Prepared: JUNE 2012

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1.Introduction

- 1.1 The Design and Access statement accompanies an application for the change of use of The Ship Inn, Wath Road, Elsecar to C3 Dwelling house

2. Design Principles and Concepts

- 2.1 The Location is within a Residential Policy Area
- 2.2 The site area is 1771m²
- 2.3 The development site is not within a known Flood Risk Zone
- 2.4 The site is fairly level throughout the site with an existing retaining wall structure to the rear
- 2.5 The brewery has indicated that the Ship Inn has become unviable as a business and has marketed the property as for sale as a business enterprise with no interest before being purchased by Mr. Bland.
- 2.6 The internal layout of the pub can be converted to residential use with minimal structural alterations.
- 2.7 The External appearance of the building will generally be retained as existing but with new upvc windows throughout and a number of the entrance doors being altered to windows and French doors inserted to the rear of the building.
- 2.8 It is proposed to form a new raised garden area to the front of the building to soften up the front elevation street scene and to provide better security to the proposed dwelling use.
- 2.9 The proposed new garage will be sited to the location of the existing outbuilding and will use materials which are in keeping with the local surroundings.
- 2.10 The development has sufficient garden amenity space and the levels will be adapted to provide an embankment to provide direct access to the garden from the rear of the building

- 2.11 The applicant will be seeking to discharge the rainwater into Soakaways for the proposed garage and to discharge the surface water to the existing system for the change of use
- 2.12 The applicant will be using Mains Foul for the discharge of the foul from the development which has an existing positive system.
- 2.13 The development will not cause overlooking to nearby properties.

3. Access to the Transport Network

- 3.1 The site is accessed from Wath Road only
- 3.2 The site layout has been designed to incorporate an integral garage and drive which can accommodate 2 cars on the plot.

4. Access for Disabled Persons

- 4.1 Access will be provided for disabled persons by providing a disabled persons parking space in close proximity to the main entrance. The main entrance will provide level threshold access. A disabled WC facility will be provided in compliance with Part M of the Building Regulations at Ground Floor.