

HSG 4309 – DESIGN & ACCESS STATEMENT

LOCATION: GATE CRESCENT COMMUNITY CENTRE, DODWORTH S75 3LH

DESCRIPTION: Conversion of existing Community Centre and Flat to 4/5 bedroom detached house, and associated works.

Gate Crescent Community Centre is located in a residential area of mostly Social Housing. There are some privately owned residential properties in the area.

The Community Centre is a detached building with public areas (ie. Function room, Kitchen, Toilets and Community Laundry) on the ground floor, and a residential flat on the first floor. The flat is currently vacant, and was previously occupied by the Local Housing Warden.

The proposal for this application is to convert the whole building into a detached house for a large family.

The present building is a traditional cavity brick construction with pitched tiled roof. The existing brickwork to the whole building is a light buff colour, the roof tiles are grey 'romans'. The windows and external doors have all been replaced with white UPVC.

There is little or no demand for the building being used by close residents. The public laundry is hardly used. There is, however, demand for accommodation which caters for larger families.

Fixtures and fittings will be removed from the ground floor rooms and replaced with more 'homely' fittings. The rooms will be re-configured, and a new front door added. Off-road parking for 2 vehicles will be provided and new boundary walls and pedestrian access will be provided.