

Design and Access Statement
Name and address of proposed development site – 69 High Street Dodworth Barnsley S75 3RQ
Proposed Development – <i>Change Of Use Of From Former Accountants To Ground Floor Entrance Of First Floor Flat And First Floor Flat Inclusive.</i>
Assessment of the surroundings of the proposed development – <i>The site is surrounded by predominantly residential development of different type.</i>
DESIGN COMPONENTS
Proposed Use(s) – <i>The proposal maintains the main ground floor shop use whilst the derelict parts becomes a part ground floor entrance to the first floor flat, which is similar to other development in the area.</i> <i>The area is predominantly residential which sporadic retail.</i> <i>The development is in line with BMBC's Local Plan and Supplementary design guides.</i>
Amount and density of development – <i>The development is for a spacious 2 bedroom first floor flat which is to be occupied by the owner of the ground floor shop unit.</i> <i>The development does not have any negative impact on the surrounding area and is in keeping with other development on the High Street which is mixed type and does not affect density.</i>
Layout – <i>The layout has been dictated by the available floor area to create a spacious first floor flat for the occupant.</i> <i>The site is surrounded by a yard which provides plenty of private parking for visitors and occupants and includes an allocation for 50sqm of private amenity space to satisfy local policy albeit the site is surrounded by good open local green space and transport networks so is not essential.</i>
Scale – N/A
Landscaping – <i>Amenity has been provided, however, the site is surrounded by good local green space meaning that private amenity space is not critical to the proposal.</i>

The amenity space will be a paved private yard with landscaped soft planters or lawn.

Bin store locations have been indicated on the submitted plans and there is plenty of scope to locate bins on-site.

Appearance –

The external appearance of the property is to remain. New windows doors maybe installed in the ground and first floor parts of the flat.

ACCESS COMPONENTS

Technical advice –

Access to the site is off High Street as per existing any the rear yard.

There is plenty of private parking on-site.

There is a good local transport network to the site.

There is plenty of opportunity for legal parking on the highway adjacent the site.