

DESIGN AND ACCESS STATEMENT-**CLIENT:**

MARIE MALKIN – ALBANY CONSTRUCTION (YORKSHIRE) LTD

SITE:

THE OLD CO-OP BUILDING, SNAPE HILL ROAD, DARFIELD, S73 9LY

EXISTING USE:

Vacant RETAIL UNIT

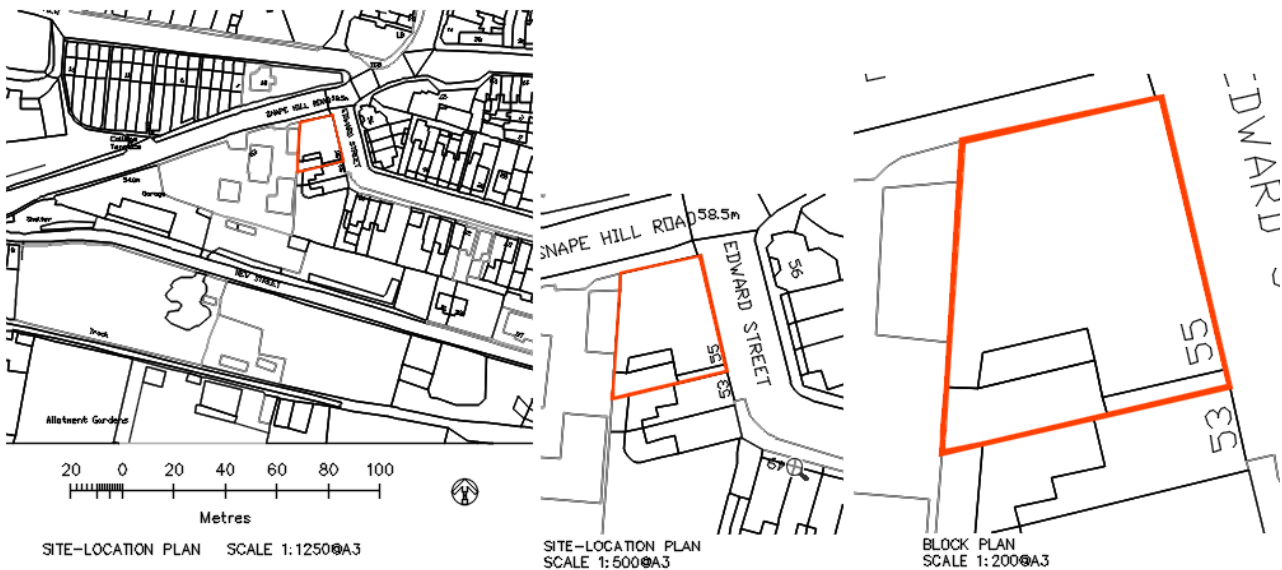
SITE LOCATION:


The building is in an established residential area (C3). The site has good access to all local services. The site lies within the Broomhall Conservation Area. The building occupies most of the site but has a small rear garden and bin area.

The proposal is to convert the ground floor only to 5 x 1 bed residential units.



Satellite view as provided by Google



client	ALBANY CONSTRUCTION (YORKSHIRE) LTD	SPACE studio	Revision -	date drawn	05/11/2024	Drawn By	AMA
project	THE OLD CO-OP BUILDING, SNAPE HILL ROAD, DARFIELD, BARNSELY, S73 9LY		Comments	FIRST ISSUE			
title	SITE-LOCATION AND BLOCK PLAN	 18 Mylor Road Sheffield S11 7PF Telephone +44 (0) 114 263 1762					
drawing no	A24-165-01		revision	-			
scale	1:1250/500/200@A3		date drawn	05/11/2024			

Site plans

SCALE:

The total site area is 286.0 sq.m and the total floor area of the building is 226.1 sq.m.

PROPOSAL:

The proposal is for the conversion of the ground floor retail unit to create 5 residential units each with a minimum of 37.0 sqm. The rear garden will be retained, and the bins will be in this area. Access for the bins is via the rear.

ACCESS:

There is safe and level access to the new residential units.

CONTAMINATION:

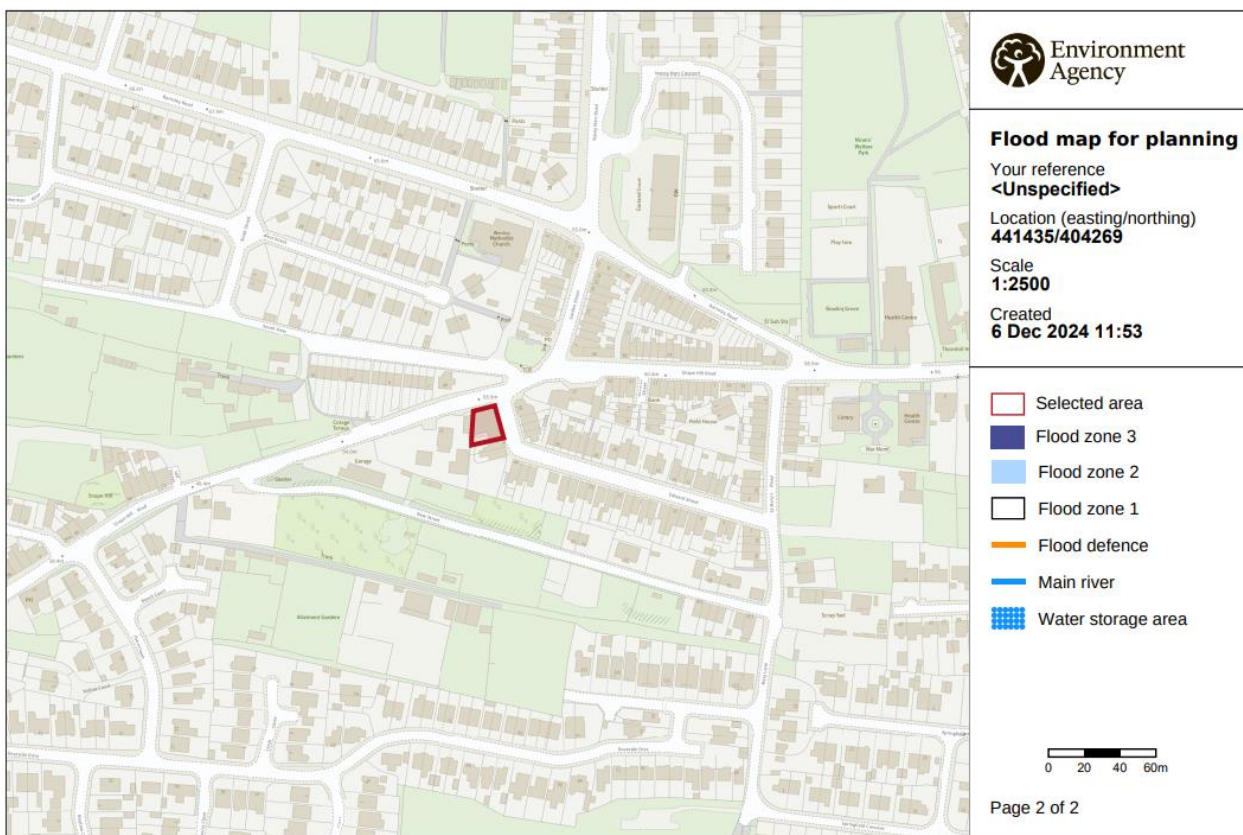
There is no digging and groundwork proposed. The last use, retail unit, is a low-risk use class. The site has no contamination. The site is not an industrial area.

DAYLIGHT:

All habitable rooms have windows and adequate natural daylight.

FLOOD RISK

The site is in a Flood Zone 1 low risk area, see below plan



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LANDSCAPING:

The rear garden will have plants in pots.

CONSERVATION AREA:

The site is not in a conservation area.

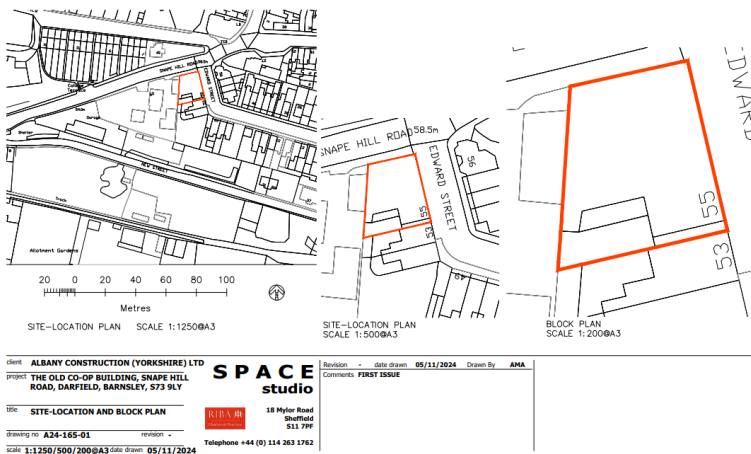
PREVIOUS USE:

The building was not a nursery or a health car building.

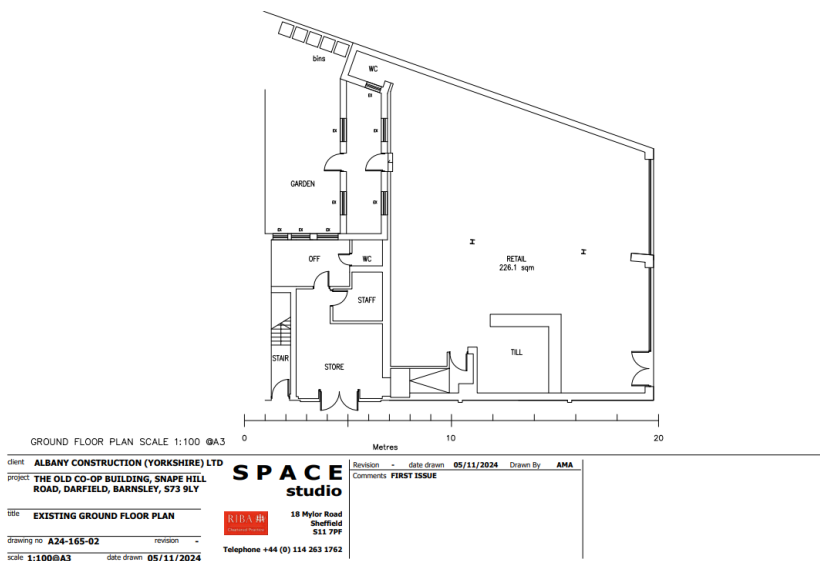
NOISE:

The building is not in an industrial area or noisy area. All the streets are residential. The proposal will complement and be in keeping with the neighboring properties, enhancing the original character of the building and will not have any negative affect.

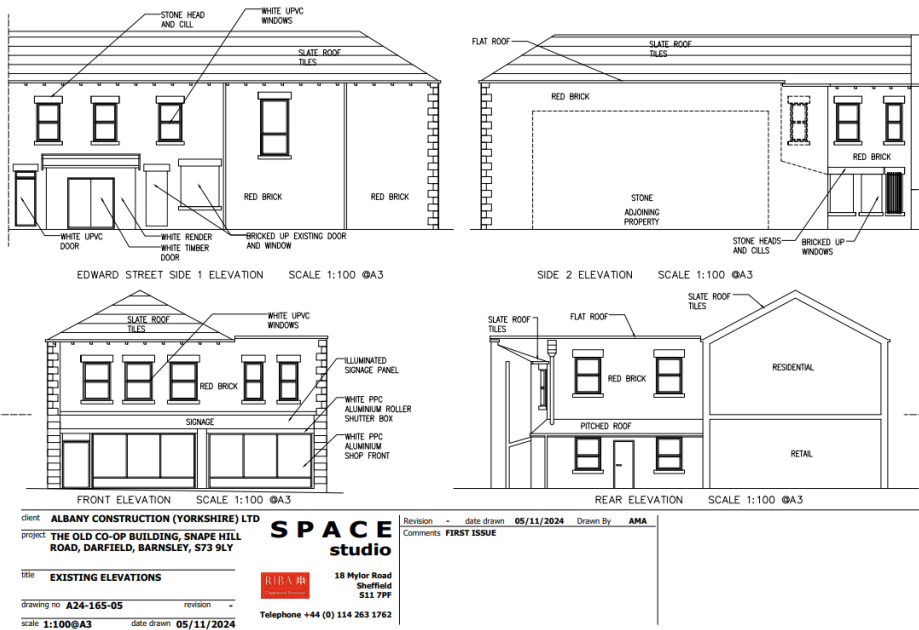
PROPOSED PLANS:



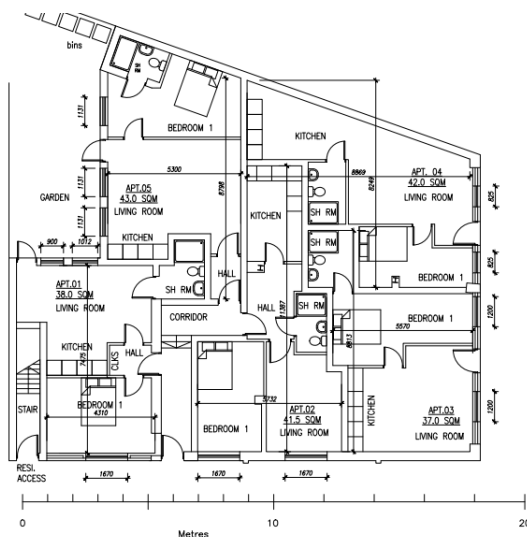
SITE PLANS



EXISTING GROUND FLOOR PLAN



EXISTING ELEVATIONS



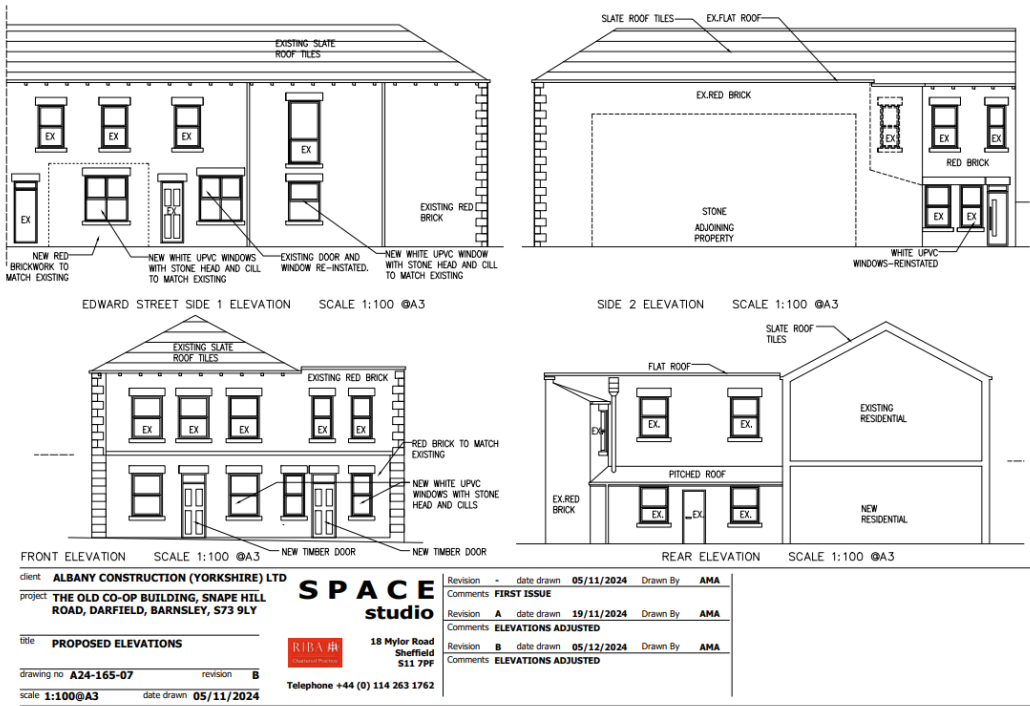
client: **ALBANY CONSTRUCTION (YORKSHIRE) LTD**
 project: **THE OLD CO-OP BUILDING, SNAPE HILL ROAD, DARFIELD, BARNSELEY, S73 9LY**
 title: **PROPOSED GROUND FLOOR PLAN**
 drawing no: **A24-165-06** revision: **B**
 scale: **1:100@A3** date drawn: **05/11/2024**

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Revision - date drawn **05/11/2024** Drawn By **AMA**
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 Comments **PLAN AMENDED**
 Revision **B** date drawn **05/12/2024** Drawn By **AMA**
 Comments **PLAN AMENDED**

PROPOSED PLANS

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PROPOSED ELEVATION