

DESIGN AND ACCESS STATEMENT

FOR PROPOSED CONVERSION OF EXISTING END TOWN HOUSE INTO 1 NO GROUND FLOOR SELF CONTAINED FLAT AND 1 NO FIRST FLOOR SELF CONTAINED FLAT AT 25 SPRUCE AVENUE ROYSTON BARNSELEY SOUTH YORKSHIRE S71-4JL

ALL BASED ON THE LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY POLICIES

Currently 25 Spruce Avenue Royston is a 2 storey domestic end town house with side elevation single storey garage. The application intends to construct the previously approved side elevation single storey extension and convert the existing garage into habitable accommodation forming part of the proposed ground floor flat.

The proposed premises are bounded on the front by Spruce Avenue, at one side by another inner town house being 23 Spruce Avenue, and the other side by Sitka Close culminating in a cul-de-sac, and to the rear by a semi detached dwelling fronting onto Sitka Close. The development is considered sustainable in that it will use, separate, and adapt the existing dwelling in order to provide a high quality ground and 1st floor flat accommodation suitably blending in with and not being detrimental to the general character of the immediate area.

The access to and drive off Sitka Close serving the existing property is also adequate to serve both the new 1st & ground floor flats and given its existing width does provide off street car parking for 3 vehicles. The existing parking area is both durable and usable by owners and can be easily marked out into bays for flat user identification. Visitors will have the use of temporary on street parking on Sitka Close as is the current case for visitors. The scheme will also be designed all in accordance with and in pursuance of safety required under the appropriate core strategy policy. Any planning conditions imposed will also be observed and complied with in full.

Disabled access to the proposed ground and 1st floor flat will be considered in which levels from Spruce Avenue and Sitka Close to the entrance doors will be considered and made sustainable in terms of disabled access and travel distance. Disabled access will be all in accordance with part M of the building regulations.

In terms of social and economic impact on the community from this development it will be minimal. There will be no additional traffic impact on Spruce Avenue and Sitka Close due to this development. In the interest of amenity, the Local Development Framework Core Strategy Policy guidance will also be fully complied with.

The proposed development site is considered level and is completely bounded by a boundary wall and pavements. Access onto the development site will be as existing off Spruce Avenue and Sitka Close and will be in accordance with planning/highways policy guidance if required.

Royston is served by regular bus services, with routes along the main access roads and some minor housing estate links all running into both West & South Yorkshire. A Bus stop is located within 150m of the development making the development sustainable in terms of travel links.

In terms of local services there are several public houses/WMCs, convenience stores/off licence, a post office and a village hall serving the community together with a Methodist Church all within close proximity of this development. The village also has its own recreation field including a children's play area all within close proximity of this development.

In terms of the development and its impact on the local area it will not have any detrimental effects as having its own existing access from Sitka Close and not relying on access through any new or extended development areas.

Due to the nature of the proposed works it neither overlooks or overshadows any of the adjacent properties nor restricting the right of light to them.

Nearby the development is a Infant/Junior school and a Comprehensive school serving the village and nearby catchment areas.

There is no economic impact on the immediate vicinity due to this development.

An existing sustainable drainage system is present and in use.

A neighbour consultation survey is not considered necessary as generally all internal conversion works.

From our evaluation of the development it would suggest that the proposed development will simply blend in with the immediate local amenity in terms of a sustainable housing addition. The proposed development therefore will not detract from the general character of the area.

The overall alteration works does not upset the balance with the existing surrounding properties in terms of usage & occupancy and its appearance. The overall scale and size of the proposed flat alteration works is also in keeping with adjacent property sizes.

As levels would suggest on site the development is considered a level site and therefore maximises ease of accessibility while also limiting the travel distance to the property.

Due to the proposed alteration works it will embraced good crime preventative measures in that consideration has been given in trying to create a safe and sustainable crime prevention zone.

The re-configuration & balance of landscaping and hard standing areas will also set out to enhance and protect the character of the converted dwelling and create a positive setting for the users of the proposed flats.

In the event of fire or any other emergency, access onto the development site by any of the emergency services would be relatively easy given its position and layout. Visitors are also provided with an easy and convenient access to them.

A pedestrian access route will be maintained linking up with the existing pavement on Spruce Avenue and Sitka Close providing a sustainable link to near by bus stops.

Due to the proposed development being privately owned, there is little or no wildlife or amenity value therefore its redevelopment would not result in the loss of urban green space and would therefore not be contrary to any Development Control Policy.

The proposal is generally considered not contrary to any Core Strategy Policy and will be fully complied with.

A flood risk assessment is not considered necessary due to the schemes existing status and previous usage.

In order to comply with the Local Development Framework Core Strategy Policies the proposed development has emerged from a full assessment of the site's circumstances and characteristics including its relationship with the existing built character of the surrounding area.