DESIGN AND ACCESS STATEMENT FOR CONVERSION OF OFFICES TO 6NO. APARTMENTS & CONSTRUCTION OF 5NO. DWELLINGS, 76 DONCASTER ROAD, BARNSLEY S70 1TW.

NYP REF 42/18/DA1

INTRODUCTION

This design and access statement has been prepared in support of the full planning application for the above development and should be read in conjunction with the submitted plans.

Drawing No	LOC01	Location plan
	S7726A	Topographical survey
	42/18/S1	Old Vicarage plan as existing
	42/18/S2	Old Vicarage elevations as existing
	42/18/P1	Conversion of Offices to Apartments plans - as proposed
	42/18/P2	Conversion of Offices to Apartments elevations – as proposed.
	42/18/P3	New Build Residential Development plans, elevations and sections
	42/18/P4	Site plan as proposed

The proposals reflect an informal pre-application consultation with the Local Planning Authority.

CONTEXT

The site is within an area of mixed uses generally comprising offices, small scale shops/services and housing. The main frontage is onto Doncaster Road which is a cul-de-sac at this location with low traffic usage. Shops are adjacent the east and west boundaries, the north boundary is adjacent the railway embankment. There is a day nursery is across Doncaster Road to the south.

A variety of materials have used in the area with roofs generally of interlocking tiles and natural slate, walls of brick, stone and render.

THE SITE

The Old Vicarage is of stone construction with a natural slate roof. A portion of the property is a single dwelling with the remainder in office use. A former vehicular access at the south east corner of the site has been built up and access to the rear car park is now via the car park of the adjacent Hire Station shop. The Old Vicarage has a vehicular and pedestrian access directly off Doncaster Road to an area that provides limited parking and no vehicular route through to the larger rear car park. The site falls gently away from Doncaster Road towards the far edge of the rear car park which is at the top of an embankment with approximately 1:3 falls. This continues down to the railway lines.

PROPOSALS

The rear car park access from the Hire Station shop car park is to be built up and the former access to the site reinstated and improved. The vehicular access width is also improved due to the demolition of the hipped roof end of Unit 6.
The rear car park is to provide parking for the apartments and new dwellings together with manoeuvring space for a refuse collector.

The conversion of The Old Vicarage has been designed to minimize disturbance to existing elevations. The new dwellings are designed to suit the contours of the embankment and reduced eaves heights employed to minimize their visual impact from on and off site. Their living accommodation is positioned to take advantage of views across the valley to the north.

The development is to be designed to comply with Part M of the Building Regulations.

There has been consultation with BMBC Street Pride and spaces allocated for refuse containers.

We propose a Planning Approval condition for the provision of a contamination report and the implementation of its recommendations.

Acoustic attenuation measures are to be incorporated into the north, east and west elevations of the 5no. new dwellings with sound attenuating trickle vents and double glazing units comprising 6mm glass/12mm inert gas/ 7mm Pilkington acoustic laminated glass.

A tree survey is included with this application indicating 5no. trees to be removed.

The development will be well served by existing local public transport which is available from Doncaster Road. The site also is within a kilometre of the main road and rail transport interchange.

An internal lockable cycle store is provided within the communal ground floor lobby to the 5no. apartments. Cycle stands to allow provision for padlocking cross bars and both wheels.

The apartment communal entrance door to be fitted with self closing device and key, key code, fob or proximity reader to limit access to relevant personnel. Entry phone linked to 5no. apartments with electronic door release, battery backup and to fail safe in event of emergency.

New windows with key locking hardware unless for emergency egress purposes.

Each unit with non-switched fused spur suitable for connection of intruder alarm system.

Low energy lighting to illuminate all external doors, car parking and footpaths leading to dwellings and apartments. Switching by photoelectric cell with dusk to dawn setting and manual over ride. 24 hour low energy illumination to apartment communal areas with background and PIR lighting control.

CONCLUSION

The proposals seek to enhance the area and provide accommodation which is in demand in the locality. For these reasons we invite the Local Authority to support this application.