273 Manchester Road

Design & Access Statement – March 2016



Background

The property is a two storey stone built mid terrace. There are currently three dwellings to the row of terraces but as can be seen from the photograph above the row was originally four dwellings as it has four front doors (all original), the central application property is also split level and has a flying freehold to No271 over part of the ground floor, this has created a difficult layout with four habitable rooms to the ground floor and two to the first floor.

Proposal

The proposal is to convert the property back into its original state of two dwellings, which will create a much more coherent building; the properties will be aimed at the starter home market, small affordable one and two bedroom properties being much needed in the Penistone area.

There are no external modifications required to enable the split, no further windows or doors are required, therefore no overlooking issues are created with neighbours. The dwelling split will be on the change of level (the original split). The dwelling to the west will become a two bedroom property by converting the large rear bathroom into a bedroom and placing the bathroom centrally, the property to the west will become a one bedroom property. Only minor modifications are required to the drainage to the rear.

Currently the property has no garden area, but a wide pavement to the front affords a small amount of amenity space, potential to place a small table and chair on this sunny south elevation, it is proposed that there is no change required to this arrangement.

Parking will be roadside as currently and as one three bedroom property (two space requirement per dwelling) is being formed into two smaller properties (one space requirement per dwelling) it is suggested that there is no change in the parking requirements.

To deal with refuse and recycling it is proposed a timber bin store is created to serve both properties with a hit and miss timber batten structure, this can be seen as an improvement on the existing arrangement which has the refuse and recycling bins to the pavement.

Foul drainage will be into the existing private drain which in turn discharges into the street sewer. There is no increase in roof area or hardstanding so surface water will remain as presently, discharging into the mains street surface water drain.