HSG 4290/09 - DESIGN & ACCESS STATEMENT

LOCATION: 2, 2A 4 & 4A St. Andrews Square, Bolton-upon-Dearne

DESCRIPTION: Conversion of existing shop units and flats to 4/5 bedroom residential homes, and associated refurbishment works.

2, 2A, 4 and 4A St. Andrews Square are located in a shopping and residential area of mostly social housing. There are some privately owned residential properties in the area.

2 St. Andrews Square is a vacant council owned flat above (and with access through to) 2A St. Andrews Square which is a vacant council owned retail unit. 2A was a previously a Hair/Beauty Salon.

4 St. Andrews Square is a vacant council owned flat above 4A St. Andrews Square which is a shop unit. 4A is currently used as a Carpet Shop.

The proposal for this application is to convert 2 & 2A, and 4 & 4A into two 4/5 bedroomed houses.

The present building is a traditional cavity brick construction with pitched tiled roofs. The existing brickwork to the whole building is brown/red, the roof tiles are also red. Most of the windows and doors are white UPVC, but there are some timber (these will be replaced under the scheme).

There is little or no demand for these retail units in the current economic climate. There is, however, a demand for accommodation which caters for larger families.

Shop fittings and shop fronts will be removed from the retail units. The shop fronts will be built up in brickwork and render, with new windows and doors. The shops are in a large, public open area at the moment. It is proposed that some of this area be set aside as front gardens with pedestrian access for the new dwellings. Vehicle access and hard-standings for both properties would be to the rear.

The currant tenant at 4A (carpet shop) could be relocated next door which is a vacant shop unit at 6A St. Andrews Square.