JRB DESIGNS Ltd.
1 Saville Street,
Cudworth,
Barnsley,
South Yorkshire,
S72 8LT.

Registration No. 3372719
TEL. 01226 383542
MOB. 07970541192
e-mail
john@jrbdesigns.co.uk

Design & access statement for proposed conversion of an existing large garage with attic space to a dormer bungalow type.

1.0 Physical context

1.1 Surrounding:

The site is located on Darton Lane Darton adjacent to No. 61 & lies approx 4 mile North of Barnsley town centre. The neighbourhood generally consists of larger than average residential properties being of a mixed type semi & detached houses.

Schools, recreational facilities & other local services are all within reasonable distance of the property. The property is not located in a conservation area. The property affords good transport links as it lies on the main bus route between Barnsley & Darton & is half a mile walk to Darton train station.

1.2 Site:

The host property is a semi detached residential house on two levels, the proposal is for the conversion of the detached garage into a new dwelling. Access to site is via a shared access already used by No.61 & No. 59. the has extensive parking areas for both No. 61 & the new building.

There are no natural features such as trees or hedges within the site that need to be removed.

2.0 Social Context:

The property development is for the proposed conversion of an existing large garage with attic space to a dormer bungalow type dwelling.
. There is no potential overlooking/overshadowing issue from the site. There will be no adverse impact on the existing local services.

3.0 Economic context:

The development will bring in potential income from the occupants benefiting the local economy as well as construction work during the development.

4.0 Planning policies:

The relevant national & local policies applicable to the scheme were referred to during the design process such as UDP policies H6, T2, E45, E65 & E52.

5.0 Involvement of community members:

The scheme has no implications for general community; however the adjoining owners have been consulted.

6.0 Evaluation:

Most of the adjoining owners have no concerns about the proposed development.

7.0 Design principles:

7.1 Use:
The proposed development is justified particularly as it brings an existing building into residential occupation, whilst being sympathetic to the host property & the surrounding area. The site is not allocated in the UDP, & is not in a conservation area. There are no significant changes to existing physical envelope of the host building.

The proposed development is for the proposed conversion of an existing large garage with attic space to a dormer bungalow type dwelling
. The access to the house is through the new side door. New windows are proposed throughout which are to be sympathetic with the surrounds.

7.2 Layout:
The layout of the house has been arranged to minimise overlooking between the dwellings. The house entrance doors will comply “Secure by Design” principles. Mail box will be located adjacent to the main entrance & utilities located alongside the main door.

7.3 Scale:
The proposed conversion is no larger than the existing building envelope.

7.4 Landscaping:
No new landscaping will be provided.

7.5 Appearance:
The new Fenestration has been designed to be sympathetic with the host dwelling.

7.6 Access:
It is possible to achieve a disabled access to the property. It is not however a necessary requirement in this case.