

## **DESIGN AND ACCESS STATEMENT**

**Proposed change of use from  
offices to C3 dwelling houses at  
205-207 Sheffield Road  
Barnsley  
S70 4DE**

## **Introduction**

The design and access statement has been prepared in support of the full planning application for the change of use from a office to 2 number C3 dwelling Houses

The units are currently split into 2 linked offices

## **Surrounding Context**

The application site is a mid-terrace and adjoining end of terrace, two and half storey building located on sheffield Road barnsley The area is predominantly residential characterised by row of traditional terraced dwellings, many of which have been converted into flats and HMO's..

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## **Amount**

It is proposed to reinstate the units back into two 2 bedroom dwellings

## **Layout**

The layouts will be reinstated back to the original layout containing 4 bedrooms, lounge, kitchen and dining area. Parking will be allocated at the rear and accessed from Beech Street.

## **Scale**

As all the work will be internal the size of the units will remain the same.

## **Access**

The surrounding highway network contains footpaths that are relatively level and well lit, thereby encouraging use by pedestrians rather than use of the car for shorter journeys.

The footpaths within the area run along side he highway and provide access to a range of local services and community facilities.

## **Conclusion**

The proposal involves the change of use of the building from offices back into residential use, returning the building to its former lawful use following the closure of the offices. The proposed use is therefore appropriate in the Residential Policy Area and acceptable in principle in this respect.

No external changes are proposed. The proposed layout plans show minor internal

alterations; the property will have 4 bedrooms and a bathroom to the first floor and a lounge and kitchen on the ground floor which is as the original layout prior to the change of use to offices

Significant weight is also attached to the previous, lawful use of the property as a dwellings. The property also benefits from enclosed rear amenity space which is acceptable. Overall, the standard of living accommodation and amenity provided is acceptable and complies with planning policies.