

Design & access statement for proposed conversion of 2 Bond Street Wombwell Barnsley, which is an empty late Victorian end of terrace corner shop into a new dwelling.

1.0 Physical context

1.1 Surrounding:

The site is located on the corner of Bond Street & Barnsley Road close to the centre of Wombwell. The neighbourhood generally consists of terraced houses.

Shops cafes, restaurants schools & all amenities are all within reasonable distance of the property. The property is located in the centre of Wombwell & is not in a conservation area. The property affords good transport links as it lies near to the main bus route between Barnsley & Wombwell.

1.2 Site:

The host property is a terraced commercial property on two levels. At present it is linked to No. 51 Barnsley Road. The ground level of 2 Bond Street consists of a large shop with kitchen to the rear. There is a door linking it to the residential part of the property in No. 51 Barnsley Road. Upstairs are 2 Bedrooms & a bathroom which are accessed from No. 51 Barnsley Road.

There are no natural features such as trees or hedges within the site.

2.0 Social Context:

The property development is for the conversion of the existing shop. The conversion consists of changing the shop area into an open plan lounge with new access stairs to the first floor. Upstairs it is proposed to create 3 bedrooms & a bathroom. 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 occupants with their spending capabilities 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 the UDP policies H8.

5.0 Involvement of community members:

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

6.0 Evaluation:

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 back into use an existing site falling into dereliction maximising the properties potential for occupancy, whilst being sympathetic to the host property & the surrounding area. The site is not in a conservation area. There are no significant changes to existing physical envelope of the host building.

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7.2 Layout:

The layout of the downstairs will generally remain unchanged. The doors will comply “Secure by Design” principles. Mail boxes will be located within the main entrance.

7.3 Scale:

The proposal has no effect on the scale of the existing building.

7.4 Landscaping:

There is no landscaping to the nor are there any plans to provide any.

7.5 Appearance:

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

7.6 Access:

It is not possible to achieve a disabled access to the property due to the close proximity of the stone steps to the pavement. It is also not possible to provide off street parking due to the nature of the original design of the building.