

# Design and Access Statement

**Prior Approval Application – Formation of 2 No. First Floor Flats (Class MA Conversion)**

**Site Address:** 42 High Street, Wombwell, Barnsley, S73 8BH

**Prepared by:** NYP ARCHITECTURAL LTD

**Date:** Dec 2025

---

## 1. Introduction

This Design and Access Statement supports a **Prior Approval application under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)** for the conversion of the first floor of 42 High Street, Wombwell into two self-contained one-bedroom flats. The statement outlines the design approach, site context, access arrangements, and compliance with relevant planning policies and Class MA prior-approval requirements.

## 2. Site Context and Existing Conditions

The site comprises a two-storey building with a basement, containing a ground floor retail unit (Use Class E) and ancillary upper-floor space currently used for storage and office functions. The property is located on Wombwell High Street within a mixed-use town centre environment where residential accommodation above commercial premises is common.

The site benefits from:

- Strong public transport connections
- Immediate access to local shops and services
- **Ample free council-managed car parking off Snowden Terrace**, providing convenient parking opportunities for residents without impacting the highway network

### 3. Design Principles and Proposal

The proposal involves converting the first floor into **two high-quality one-bedroom flats**, with gross internal areas of 58m<sup>2</sup> and 59m<sup>2</sup> respectively. Both units exceed the Nationally Described Space Standards (NDSS), ensuring generous and functional living accommodation.

Key design principles include:

- Maximising natural light and ventilation
- Providing efficient, well-planned internal layouts
- Retaining the character of the High Street frontage

External alterations are minimal and limited to the rear elevation only:

- Reopening existing window openings to improve natural light and ventilation
- Reinstating a roof-access door from an existing window opening

Cycle storage for two bicycles will be provided at the first-floor landing, and bin storage will be located within the ground-floor entrance lobby. Access to the flats will be via the existing entrance, with minor internal reconfiguration to create a secure and independent residential access.

### 4. Access

Access to the proposed residential units will be through the existing entrance arrangement, with internal modifications to separate residential access from the retail unit. The site is highly accessible, benefitting from:

- Frequent bus services along High Street
- Walkable access to local amenities
- **Nearby free council-managed parking**, ensuring convenient and sustainable access for residents and visitors

## 5. Policy Compliance

The proposal aligns with the following Barnsley Local Plan policies:

- **H6 – Housing Mix and Efficient Use of Land:** Efficient reuse of upper-floor space, delivering two well-sized one-bedroom units.
- **D1 – High Quality Design and Place Making:** Provides good design, natural light, ventilation, and functional layouts.
- **TC1 – Town Centres:** Supports residential uses above shops, contributing to town centre vitality.
- **T3 – Sustainable Travel:** Provides secure cycle storage and benefits from excellent public transport links.

The proposal also complies with the **Class MA prior-approval criteria**, including:

- Transport and highways impact
- Contamination risks
- Flood risk
- Noise impacts from commercial premises
- Adequate natural light to habitable rooms
- External appearance
- Waste and cycle storage provision
- Vacancy and use-history requirements (as applicable)

## 6. Conclusion

This Design and Access Statement demonstrates that the proposed **Class MA conversion** at 42 High Street, Wombwell represents a sustainable and efficient reuse of existing commercial floorspace. The scheme delivers two high-quality residential units in a well-connected town centre location, respects the character of the building and surrounding area, provides safe and convenient access, and fully complies with Barnsley Local Plan policies and the GPDO Class MA prior-approval criteria.