DESIGN & ACCESS STATEMENT

Middlecliff Working Mens Club. 2, Middlecliff Lane, Little Houghton, Barnsley. S72 0HX
Rev B - 07/04/2014

1. Introduction

1.1 This Design & Access Statement (DAS) accompanies an application for a Full Planning Application for a House of Multiple Occupation (HMO) which is to be Developed within an Unused Concert Hall. The DAS has been written to meet the requirements of article 4c of the Town & Country Planning (General Development Procedure) order 1995 (as amended).

1.2 As this is a proposal for a partial conversion from an existing building to form an HMO, some aspects such as the social and economic context, are of limited applicability.

1.3 The preferred option of developing the site into HMOs will secure Middlecliff Working Men's Club's future, along with the employment of the 6 members of staff who rely upon the club for their income. (See Planning Statement)

2. Design Principles & Concepts

2.1 Amount

2.1.1 The site has an area of 0.2 hectares. The width is 37.0m average and the length is 48.9.0m total. The existing area for partial conversion within the plot is adequate for an HMO incorporating 8 bedrooms and a communal lounge.

2.1.2 The materials and design of the buildings would be unaltered. Only door and window positions & size would change where necessary.

2.1.3 The HMO bedrooms will be away from the club, separated by the communal lounge area. A cavity filled wall will also separate the HMO from the club. The ceiling height will be lowered so a large amount of insulation can be added. All of these measures are done to prevent any noise being transmitted from the club into the HMO.

2.1.4 Additional storage areas will also be introduced around the communal area to act as buffers against any high level of noise that may occur. All new walls shall be of a double skin construction with 100mm of Rockwool insulation sandwiched between them, to restrict any noise transmitting through to the habitable areas.

2.2 Layout

2.2.1 The Existing Club would remain unchanged, and would still remain as a Working Men's Club. The function room is unused, and so will have the change of use into an HMO.

2.2.2 The 8 bedrooms will each have an en-suite and have a sink area. The bedrooms will be accessed from a hall from the main entrance door, which then leads to the communal lounge.

2.3 Scale

2.3.1 The existing brick building will remain the same in height and size.

2.4 Landscaping

2.3.1 There will be room for amenity space and Landscaping to the Rear and Front areas of the HMOs. The external areas will essentially remain as existing with grassed areas on shrubs for the use of the residents.
2.3.2 A 1800mm high wall will be erected separating the HMO from the car parking area. This will minimise any disturbance caused by car headlights, as well as create further amenity space in front of the HMO. The wall would also give privacy to the HMOs. Further fencing to the rear would also give security and privacy away from the areas belonging to the Club.
2.3.3 A smoking area will be added (A future Planning Application to be submitted). The Smoking area will be situated away from the HMOs so as to not cause nuisance by noise and odors.

2.5 Appearance

2.5.1 The roof and wall materials will be unaltered.

2.5.2 Windows and doors will be of white UPVC. The windows will have maximum sound proofing that is available to ensure external noises are restricted to the habitable areas.

3. Access

3.1 Access to the transport network

3.1.1 The site is in the village of Little Houghton.

3.1.2 There is a bus route along through the village with public transport
to Barnsley town centre. The bus service gives access to employment and shopping facilities, as well as evening entertainment.

3.2 Car Provision

3.2.1 There is no provision for car parking required in relation to the HMOs, however there is adequate spaces in the club car park should the need arise.

3.2.2 The development site is level, so therefore there will be no issues with gradients. A level access would be provided from the car park up to the entrance door.