

Ref: 22.17_D_A
Issued: 26.09.2022
Rev: -

DESIGN & ACCESS STATEMENT

DEMOLITION OF EXISTING FRONT EXTENSION AND CONVERSION OF EXISTING CAFÉ BUILDING TO NEW APARTMENT DWELLING.

at

126-128 DONCASTER ROAD
BARNSELEY
S70 1TP

for

CSA Property Investment Ltd

Introduction

This Design & Access Statement has been prepared to accompany a new planning application to demolish an existing front extension and convert the existing ground floor café space into a new 1 bedroom 2 person apartment dwelling, which has been submitted to the Barnsley Council.

Location

The development site is at 126-128 Doncaster Rd, Barnsley, S70 1TP.

The location of the property is approximately an 8-minute walk to Barnsley town centre. The nearest bus stop is directly opposite the property whilst the Barnsley train station is approximately a 15-minute walk away. Due to the close proximity of the local town centre and public transport links, no additional parking has been proposed for the site.

Use

The use is to replace the existing ground floor café area into a new single apartment dwelling.

The apartment will be a 1 bedroom 2 person apartment with a separate bathroom, and open plan kitchen, living, dining area.

Amount

The proposal includes 1 No new apartment dwelling.

The gross floor area of the dwelling will be approximately 65.6m²

Layout

The existing building layout is to remain as existing on the site with the existing front extension to be demolished.

New Tarmacadam entrance will be replace the existing front extension at the front of the site which will provide access to the new apartment dwelling and provide some additional outdoor amenity space.

The dwelling layout will provide a new double Bedroom, open plan Kitchen / Living / Dining room, Bathroom and Storage space across the ground floor. The existing access to the basement will also be retained for further storage space.

The principles of secured design will be incorporated into the dwellings as is required by current and impending changes to the Building Regulations.

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The new ground floor apartment dwelling will be a slightly smaller footprint than the existing apartment on the first floor.

Landscaping

The new dwelling will be provided with a new tarmacadam entrance.

A new 900mm high stone boundary wall is to be provided across the front of the site. A new 1800mm high close boarded timber fence is to be provided on the boundary of the adjacent commercial unit for privacy.

Appearance

The front elevation external wall is to be infilled in stone masonry to match existing, where the existing front extension has been demolished.

Access

Both dwellings will be provided with pedestrian access directly off Doncaster Rd.

Due to the close proximity of the local town centre and public transport links, no additional parking has been proposed for the site.

Conclusion

Some pre-application advice was sought from Barnsley Council on 12.09.22, which advised on the proposed internal layout of the development and also suggested the lack of additional parking should be mitigated by the location of the property being in close proximity to the local town centre and public transport links.

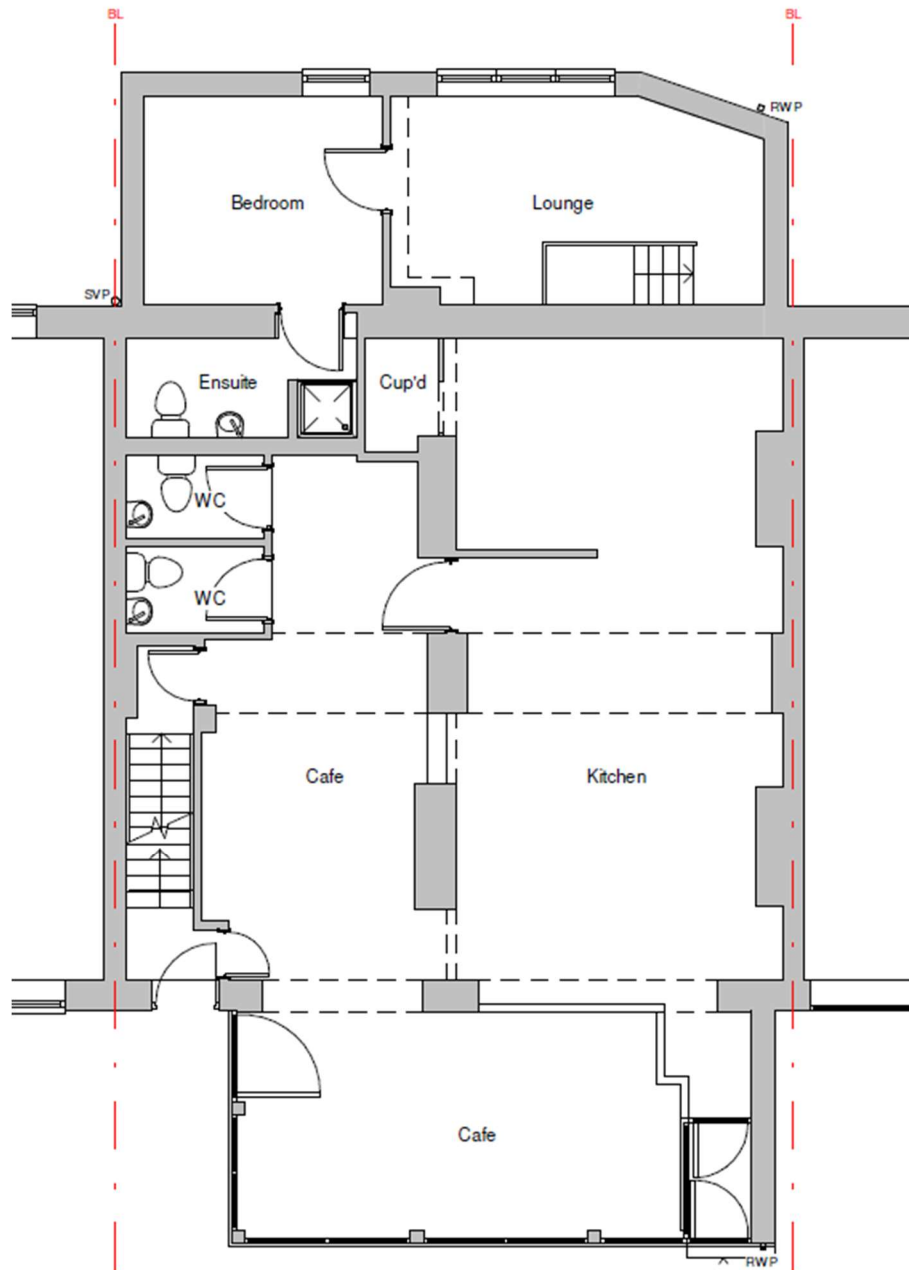
Therefore, it is considered that the proposals meet all the relevant requirements in relation to the design and access and therefore planning approval should be granted in accordance with the application.

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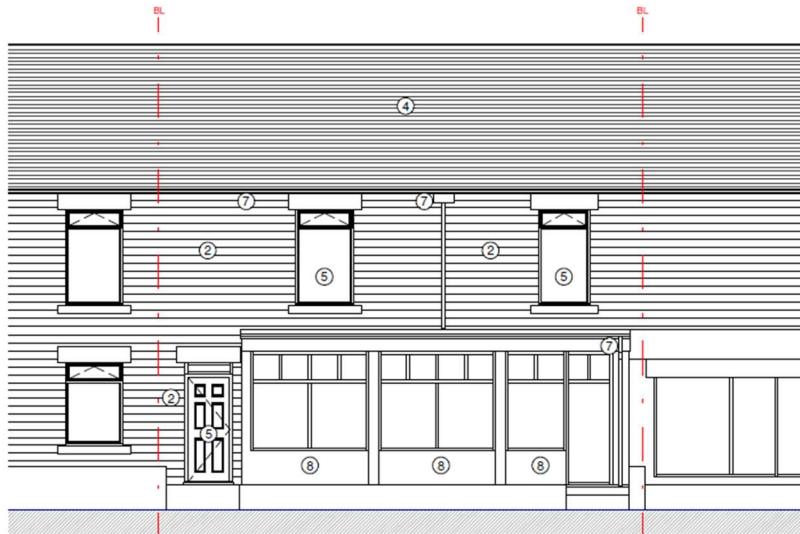
Existing Site Plan

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Existing Ground Floor Plan

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Existing Front Elevation

Scale 1:100

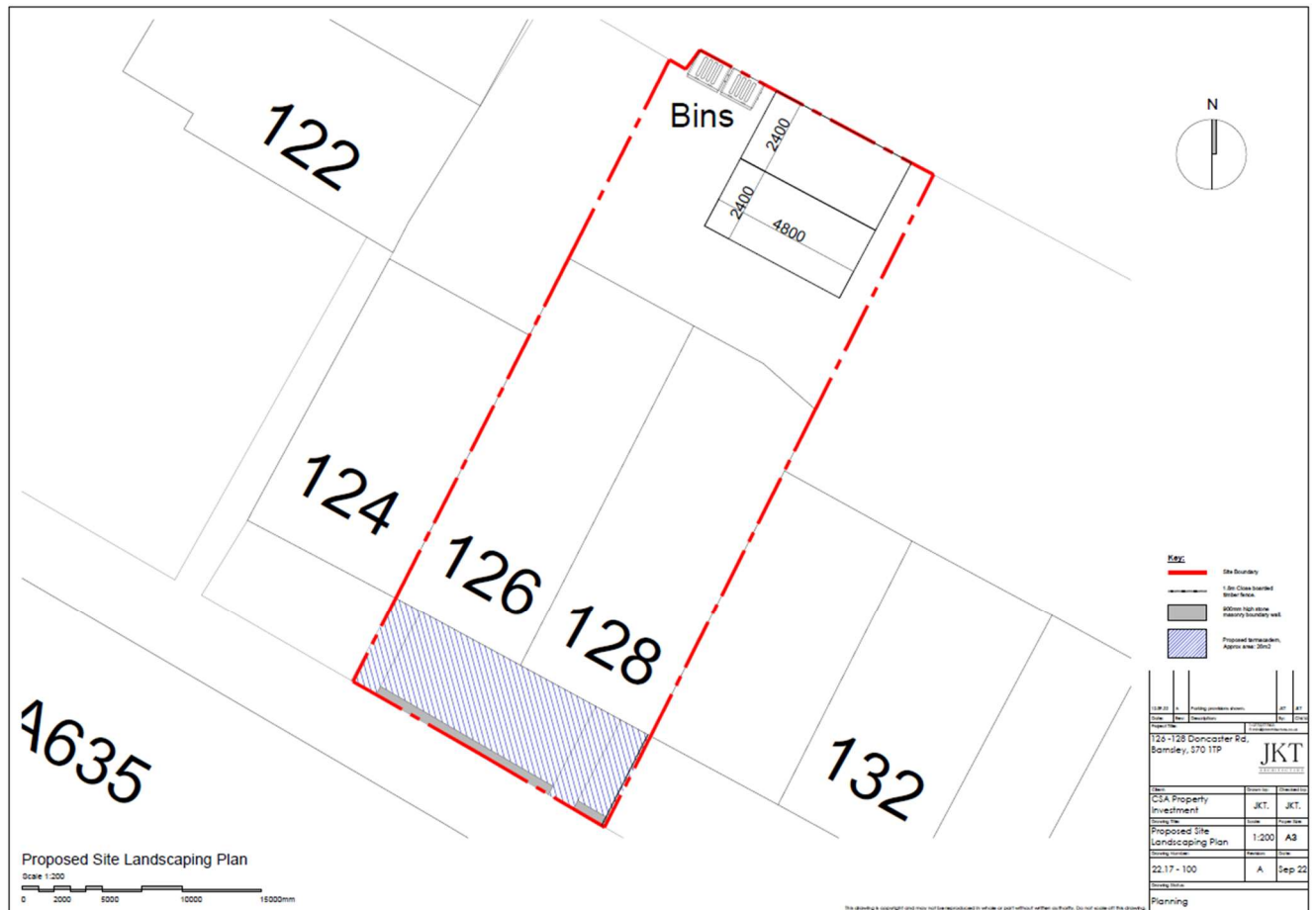


Existing Rear Elevation

Scale 1:100

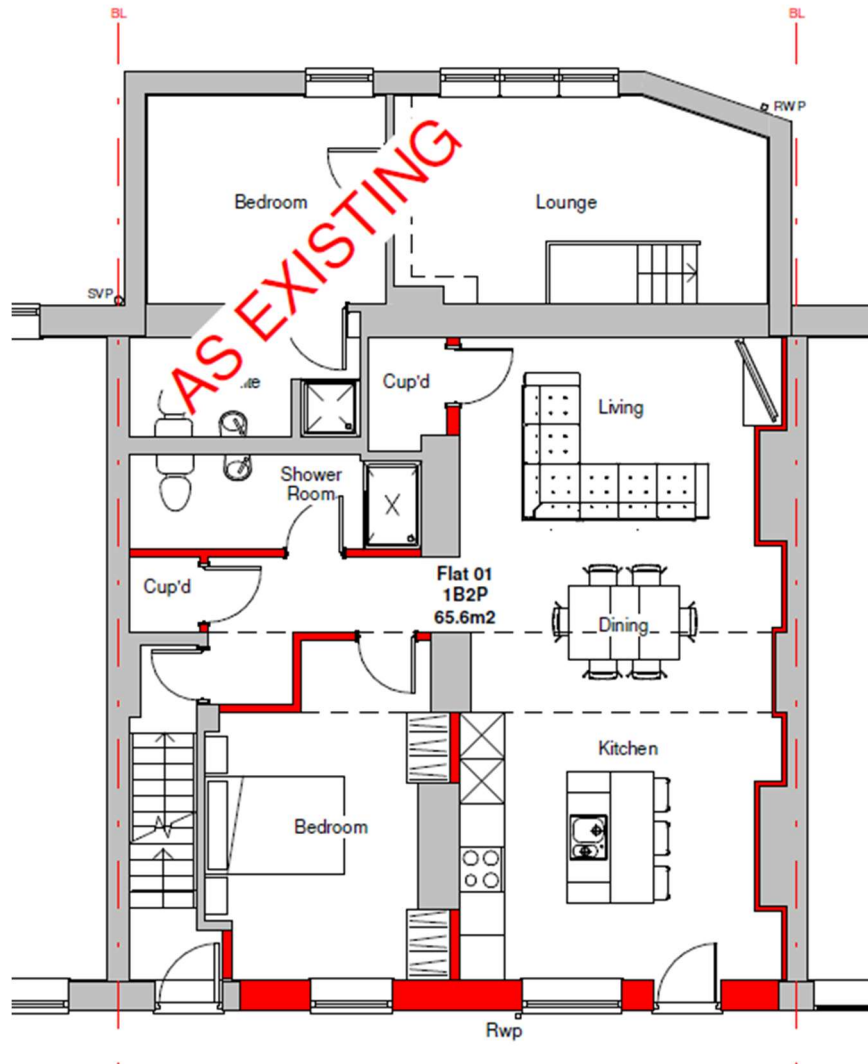
Existing Front & Rear Elevations

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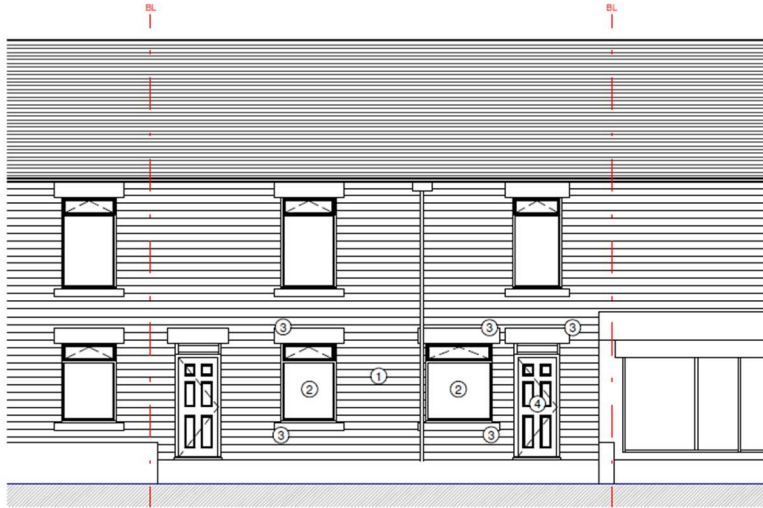
Proposed Site / Site Landscaping Plan

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Proposed Ground Floor Plan

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Proposed Front Elevation

Scale 1:100



Proposed Rear Elevation

Scale 1:100

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Proposed Front & Rear Elevations



Photograph 01:
Front Elevation

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