JRB DESIGNS Ltd.
166 CHURCHFIELD LANE,
DARTON,
BARNSLEY,
SOUTH YORKSHIRE,
S75 5EA.

Registration No. 3372719
TEL. 01226 383542
MOB. 07970541192
e-mail
john@jrbdesigns.co.uk

Design & access statement for proposed conversion of an existing shop & apartment into 3 No. self contained apartments & shop at 32 Carlton Rd. Smithies.

1.0 Physical context

1.1 Surrounding:

The site is located on Carlton Road Smithies Barnsley & lies approx 1 mile North of Barnsley town centre. The neighbourhood generally consists of residential properties being of a mixed type, detached, semi detached & apartments.

Schools, recreational facilities & other local services are all within reasonable distance of the property. The property is not located in a conservation area. The property affords good transport links as it lies close to the main bus route between Barnsley & outlying areas.

1.2 Site:

The host property is a detached shop with residential accommodation on two levels above & to the rear. It has one ground floor reception rooms & kitchen. Stairs leading to the 4 first floor bedrooms & 2 bathrooms. From the first floor stairs leading to third floor bedroom. Access to the building is via the shop entrance on Carlton Road. Parking is to the front of the shop & via the garage.

There are natural features such as trees garden & hedges within the site which are to be maintained for the use of the occupants..

2.0 Social Context:

The property development is for the conversion of the existing dwelling into 3 self contained apartments, the rear extension is to be extended to the full width of the property. 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 from the occupants with their spending capabilities benefiting the local economy as well as construction work during the development. It will also provide affordable accommodation which is in short supply.

4.0 Planning policies:

The relevant national & local policies applicable to the scheme were referred to during the design process such as UDP policies H6, T2, E45, E65 & E52.

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 an existing site which is under utilised into residential use therefore maximising the properties potential for occupancy, whilst being sympathetic to the host property & the surrounding area. The site is within a housing policy area & is not in a conservation area.

The proposed development would consist of the conversion of the existing dwelling to 3 self contained apartments. The access to the apartments is through a new side door. New windows are proposed throughout which are to be sympathetic with the surrounds.

7.2 Layout:
The layout of the flats has been arranged to minimise noise pollution between the dwellings. The apartment entrance doors will comply “Secure by Design” principles. Mail boxes will be located adjacent to the main entrance & utilities located inside the main door.

7.3 Scale:
The proposed rear extension is proportional in scale terms to the existing building & is supplementary to the existing extension..

7.4 Landscaping:
A new communal landscaped area will be provided to the side of the property.

7.5 Appearance:
The new Fenestration has been designed to be sympathetic with the host dwelling. The extension is to be constructed using materials that are sympathetic to the original fabric of the building.

7.6 Access:
It is possible to achieve a disabled access to the property due to the downstairs apartment.