

Design and Access Statement

Location: 5 - 7CHATSWORTH ROAD, BARNSELY S71 3QL

This statement accompanies a FUL Planning application for Conversion of existing dwelling to 2 c3 self contained flats, extension and conversion of garage workshop to c3 unit with associated parking provisions

All alterations to the main dwelling are very minor with cills dropped or raised to 3 windows only.

The extension to the garage unit is to the rear of the property and not viewed from the highway or have any detrimental affect on neighbouring properties or existing users.

The commercial element of the building is to remain as existing.

The scale location and aesthetic are sympathetic, windows are no more intrusive than the existing.

Materials are to match existing.

Walls – Brick

ROOF – rosemary tile

Windows/doors - match exg – Upvc White

Access to the converted garage and ground floor flat 1 will be amended to create a level threshold for access, flat 1 will have a 1200mm di turning circle to kitchen bedroom and bathroom areas.

Biodiversity – The amount of build on the development is under 25m² and therefore exempt from required NET gain.