

Design and Access Statement

Address: 106 Manchester Road, Thurlstone, S36 9QW

Project Description: Reinstatement of the existing lower ground floor apartment and demolition of the timber store to the side to facilitate off road parking.

Date: July 2023

Introduction

This design and access statement is submitted in support of a full planning application for the conversion of an lower ground floor level within an existing building into a single detached one bedroom dwelling.

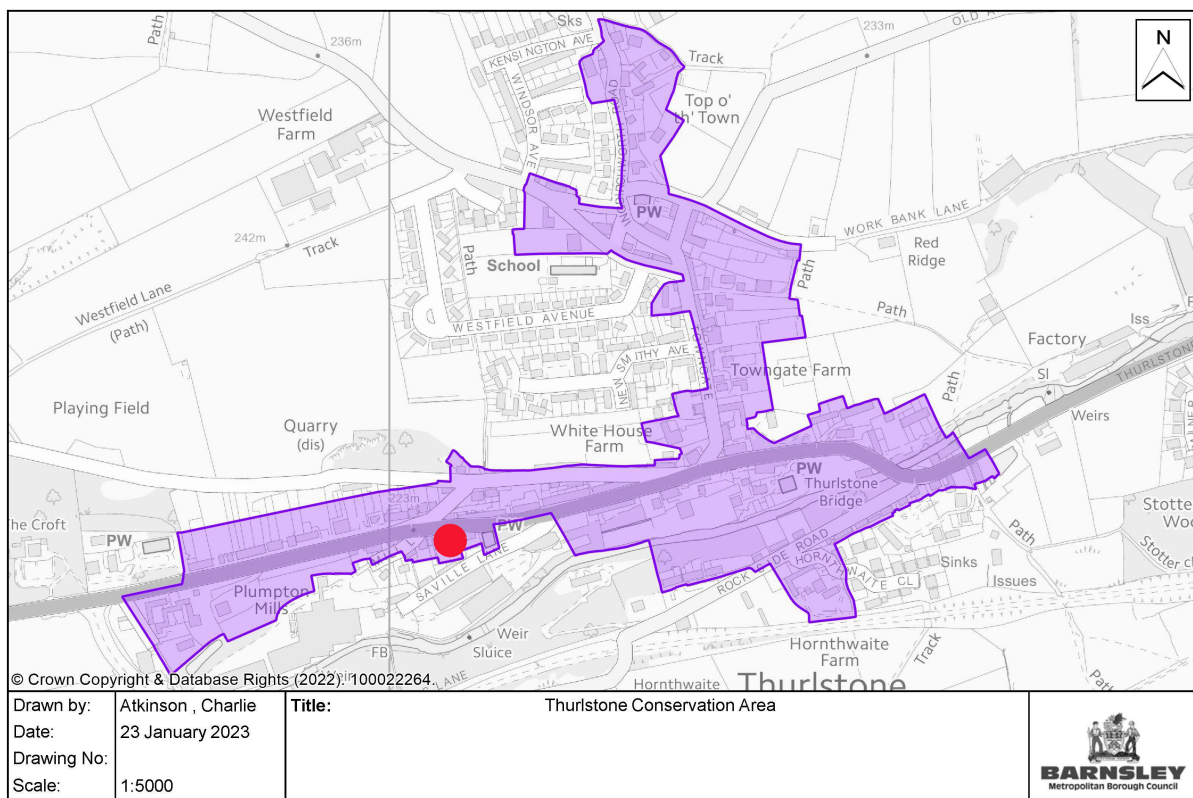
The building which already has its own address, 106 Manchester Road is located below 102 Manchester Road and is currently accessed from the side or from the rear of this property. The proposed building is at a lower level to the adjacent road and only visible when stood at the rear of the property.

The development site sits within an established residential area where the prominent building material is natural stone.

Conservation area

The application site is located within the Thurlstone conservation area as the attached Barnsley council designation map. Barnsley council do not have a written conservation area appraisal document for the Thurlstone conservation area.

106 Manchester Road is located on the Main Road and as noted below on the Thurlstone conservation area map with a red dot.



Proposals

The changes being proposed will be focused on the rear of the existing dwelling and as such will be out of sight from many locations surrounding the site. The new stairs and balcony will replace the existing unsightly timber stairs and will offer an improvement to the overall appearance.

The dwelling on the lower ground floor will be contained fully within the existing building and as such no new additional building will be required to implement the scheme. The existing window and door openings will remain and reinstated.

The existing unsightly timber store forming part of the street scene will be removed to allow for parking spaces to serve the dwelling.

Overall the proposals will seek to provide a building with a high aesthetic quality through the careful and considered approach to materials and design solution whilst respecting the traditional properties within the area. The changes will be carefully detailed using materials so that it sits comfortable within its established residential area.

The changes have been carefully considered and will not detract from the setting and character of the building and conservation area and is considered to have a low impact on the heritage setting.



Timber store to be removed.



Photo showing the rear with the existing timber stairs and view of the lower ground floor.