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DESIGN & ACCESS STATEMENT

Project: Conversion of cellar into self contained flat

Date: December 2015.

This access statement is for the purposes of planning only. It should be read in conjunction with the application plans.

Access

The site is located on Dodworth Road in the basement of an existing Victorian Villa.

Access is via rear courtyard off Westbourne Avenue.

Design

The layout of the flat is determined by the existing character of the cellar and will not involve the creation of any external floor space.

Amenity space will be provided for the drying clothes etc in the rear courtyard.

The site has good access to bus stops, Barnsley train station and the town centre, it is therefore not proposed to provide any additional off road parking.

The existing property will be unaffected in terms of parking and amenity space as the rear courtyard will be a shared area.

BOUNDARY TREATMENTS.

Boundaries will be unaffected by this proposal.

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