

**For and on behalf of
Mr A. Khan**

PLANNING, DESIGN & ACCESS STATEMENT

For the proposed conversion of first floor
To HMO and alterations to ground floor offices

46 Sheffield Road
Barnsley
S70 1HS
South Yorkshire

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EXECUTIVE SUMMARY

This document has been prepared as a Planning, Design and Access statement on behalf of the planning application that has been submitted for the proposed conversion to a HMO at 46 Sheffield Road, Barnsley with associated parking and private amenity space on behalf of the applicant Mr A Khan.

1.0 INTRODUCTION

This statement has been prepared as Planning, Design & Access Statement by Mr Mark Smith on behalf of Mr A Khan who is the owner of the property on the accompanying aerial view plan.

The statement has been written in accordance with Government Circular 01/2006 '*Guidance on Changes to the Development Control System*', Section 3, 'Design and Access Statements' which became mandatory on 10 August 2006 in order to ensure the creation of high-quality places that are inclusive, practical and attractive.

2.0 SITE CONTEXT

2.1 Site Background

Located on Sheffield Road, this 0.04 ha site lies approximately 0.24 miles east of Barnsley town centre.

Below; Aerial view plan of the site



2.2 Site Features

The application site comprises of a building that at ground floor is an office with a self contained flat at first floor. There is an area to the side of the property for car parking of approx 6No vehicles

2.3 Local Area Features

There is an abundance of commercial and retail properties in close proximity to the site.

There are a number of small scale retail operations in the locality that serve the daily needs of the community without detracting from the vitality of Barnsley town centre.

2.4 Local Area Characteristics

Sheffield Road is a major classified highway which is one of the main strategic routes into Barnsley.

In general, the local area is characterised by:

- Small/medium scale retail uses within walking distance sufficient to meet the daily needs of the surrounding community
- Necessary community uses

3.0 DESIGN AND ACCESS PRINCIPLES

3.1 Structure

The structure of the scheme is based upon the effective and efficient use of a property in a highly sustainable position in the borough. This proposal takes the opportunity to develop the building with very minimal alterations externally.

3.2 Streetscape

The streetscape in this locality is predominantly two storey properties that stand just within the boundary off the pavement with a small amount of amenity space relief. The design concept is to introduce a new principal entrance for the first floor HMO and alter the existing frontage to the existing offices

3.3 Use

This application proposes the conversion of the first floor area to a HMO and alter the existing ground floor to create 2No offices
Off-street parking and amenity space for private residential accommodation.

3.4 Appearance

The appearance of the property will virtually remain intact from Sheffield Road with only the introduction of 2No entrance doors to the front

3.5 Vehicular and Transport links

As demonstrated earlier in the document, this locality has adequate services and facilities to accommodate everyday living requirements. Furthermore, Sheffield Road has an abundance of bus stops at regular intervals where access to the wider region via the public transport service can be achieved demonstrating the sustainability of this location.

3.6 Accessibility

Access into the HMO is achieved via the main entrance to the front of the building, this being the principle elevation facing the highway, with secondary access via the existing external ambulant staircase

Vehicular access is provided by the existing car parking area to the side of the property

3.7 Management and maintenance

This is a private development and thereby the management and maintenance of it will be the responsibility of the land/property owner(s).

3.8 Parking

The proposal will offer provision for 6 no. off-street car parking spaces for the development and as stated previously, the site is in a highly sustainable location where it can be accessed by walking or public transport and is not reliant on the motor vehicle

4.0 SUMMARY

This proposal has considered basic design principles which have evolved following a careful assessment of the character and structure of the site, the surrounding area, and relevant planning policy documents.

It is considered that this planning, design and access statement:

- has demonstrated that this proposal complements the character of this locality by virtue of keeping the existing property in it's present state.
- has demonstrated that there will be no significant detrimental impact upon amenity for the street-scene nor adjacent occupiers as a result of granting permission
- has demonstrated that there will be a benefit to the local economy by introducing a form of development that will attract a different type of occupier to the area

In the absence of valid material considerations that indicate otherwise, it is respectfully requested that the application be granted.