

DESIGN AND ACCESS STATEMENT



Refurbishment

At

**2 Green Road & 1-3 Station Road
Dodworth, S75 3JA**

Client:

Stan James

2 Green Road & 1-3 Station Road
Dodworth,
S75 3JA
18 April 2013

1. Introduction:

- 1.1. This design and access statement is to be read in conjunction with the application for change of use existing dwelling house ground floor to "A2" use incorporated into adjacent ground floor shop having current "A2" use with 2 No apartments at 1st floor above amalgamated shop unit with associated alterations
- 1.2. The scheme proposes alterations to the front facade that is in keeping with the existing street scene and features and includes for new rear access to existing apartment above which is in poor state currently and vacant.

2. The site:

- 2.1. The application site is a Book makers on ground floor and has a vacant flats above and a mid terraced unit adjoining.
- 2.2. The upper floor has not been habitable for some time and the building is in a state of declined
- 2.3. The existing building and rear yard is in desperate need of financial investment, refurbishment and modernisation to bring it back into practical use to which this application proposes.

3. Policies:

- 3.1 Policy documents which have been referred to during the pre-application process are The Local Development Scheme.
- 3.2 The proposal embraces the overall objectives of **City wide development Plan**

4. Use:

- 4.1. The proposal is for a refurbishment and re-division of the building into 2 Apartments. This twin use would complement allow the properties be let or sold on a difficult market. The betting office on the ground floor would also be brought up to date replacing matching stone work previously installed poorly.

5. Amount of development:

- 5.1. The proposal seeks to retain the existing building as is with new layout within to make more function and desirable to customers and buyers alike.

6. Layout:

- 6.1. The proposal seeks to retain the existing layout with internal alterations to facilitate the divisions of the upper floors.

7. Utilities:

- 7.1. Modernised to suite current standards.

8. Scale:

- 8.1. The proposal seeks to retain the existing building and therefore the scale is not altered.

9. Appearance:

- 9.1. The proposed appearance of the existing building would be generally updated. Materials would match where appropriate; brick work would be renewed along with stone work where appropriate.

10. Access:

- 10.1. The requirements of Part M of the Building Regulations will be met as regards disabled access to the ground floor.
- 10.2. The application of site is within a long established neighbourhood meaning that a broad range of community facilities are within a 5 minute walk. The application site is located in a sustainable location and the facilities can be accessed several modes of transport including bus and train, both are within a 5 minute walk of the application site.

11. Landscaping:

- 11.1. Any landscaping to the rear will be suitable for a yard, including sealing off area for recycling and bins. Improving ground surface and drainage.

12. Conclusion:

- 12.1. This application seeks to provide a suitable use to an existing vacant property and space in desperate need of regeneration and is compliant with current policies as stated in the Unitary Development Plan.

12.2. Given the above statement it would be most unfortunate if this application was refused and the opportunity to regenerate 2 green road & 1-3 Station Road and provide affordable accommodation.