PROPOSED CONVERSION OF 1 RESIDENTIAL PROPERTY TO FORM 2 STUDIO APARTMENTS

AT

164 MIDLAND ROAD, ROYSTON, BARNSLEY, S71 4PX

DESIGN AND ACCESS STATEMENT

TO ACCOMPANY THE PLANNING APPLICATION SUBMITTED TO BARNSLEY COUNCIL MARCH 2017

Rev A : Revised to accompany new application.

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Introduction

- This Design and Access Statement is written in support of a full planning application to covert an existing 3 storey residential property to the rear and above the Jamie Attwood Family Butchers shop into 2 separate studio apartments.

The Site

- The site is located fronting Midland Road which is the main road through Royston town centre along an east to west axis. The property number of 164 is approximately mid distance along Midland Road with access to the rear via Park View to the South.
- To the North side of Midland Road is a mix of local convenience stores such as Sainsbury's, Fultons Food, Newsagents, florists and fast food establishments with prominent signage. These are complimented by local businesses from furniture, motorbikes and a snooker club. The streets running parallel are densely populated with a mixture of terraced and semi-detached residential properties.
- To the South of Midland Road is the application site (Jamie Attwood Family Butchers) with a Barbers shop next door. The remaining business establishments are set back from the road frontage. Park View which runs parallel to Midland Road is again populated with Semi-detached dwellings with terraced housing to the South and East.



Amount

- The application site is currently a semi-detached property with a lower ground level, 2 storey living accommodation and an additional attic conversion creating a master bedroom and ensuite facility. The Butchers shop takes up the ground floor area directly fronting Midland Road with access to the living accommodation via a side door to the LHS of the shop front. The lower ground level can be accessed from Park View or by a series of external stone steps to the RHS of the shop frontage. The open space to the rear allows for access to the basement room which is used for butchery preparation. A sun terrace and adjoining garage are also to the rear of the property.

Existing Building Fabric

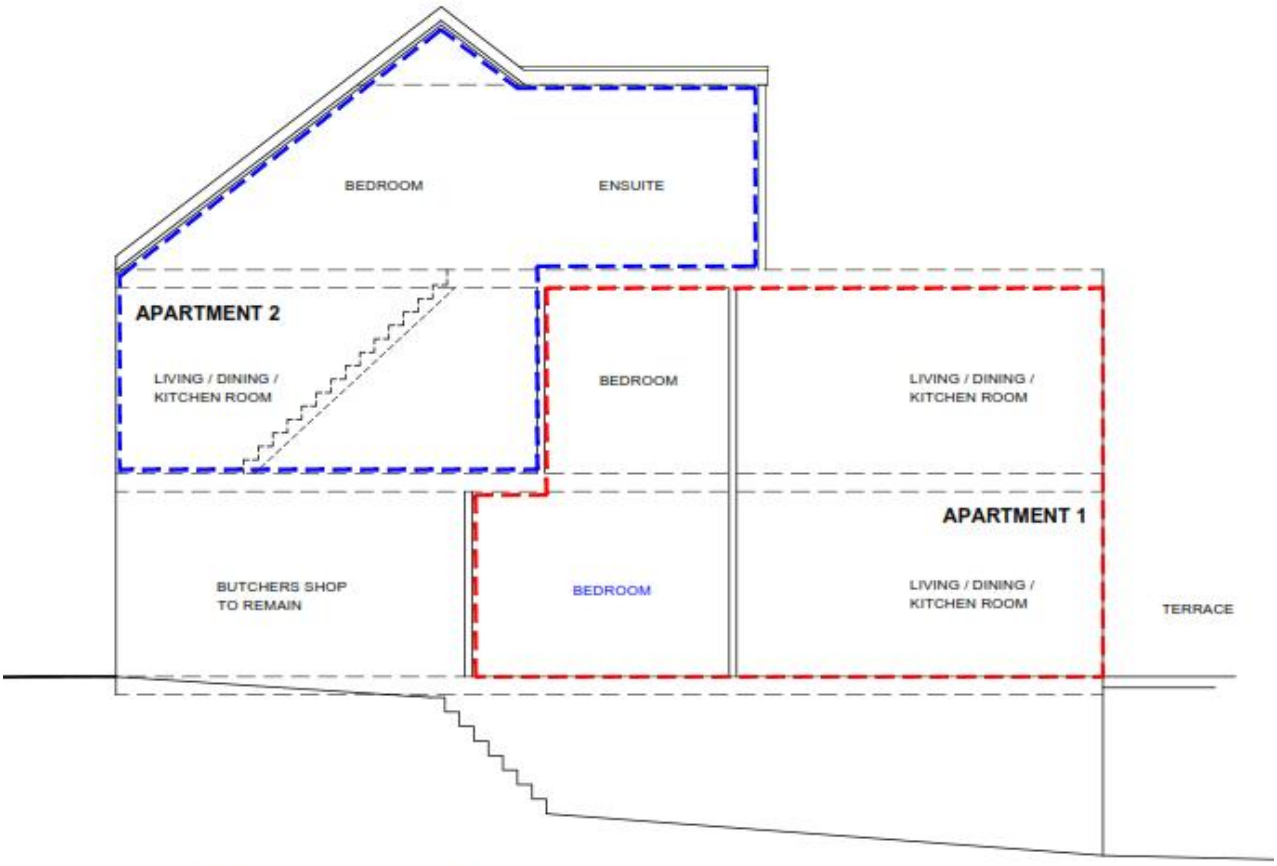






Proposal

- The development will not create any additional new build footprint. The existing Butchers shop and basement preparation areas will remain as existing. The Current ground floor area to the rear of the shop which contains the existing Kitchen and Dining room areas will be divided up to provide a fire compartmented lobby / circulation space of which you access the double bedroom, bathroom and living / kitchen accommodation. The main entrance is off Midland Road using the existing provision. Levels 1 and 2 are accessed the existing central staircase. The first floor existing 2 Bedroom and house Bathroom provision will be divided up to provide living room, bathroom and single bedroom for flat 1 which is accessed via a open staircase within the flat 1 demise. The Bathrooms are strategically located to make use of all the existing drainage and incoming service positions. Apartment 2 makes use of the first floor bedroom and storage spaces by converting this area into a compartmented entrance lobby, Living / Kitchen and single bedroom provision. The existing attic bedroom / ensuite facility will remain the same with minor changes required to provide ventilation provision to the central circulation staircase to meet Building Regulation legislation and windows to be upgraded to increase the opening size for fire egress.



PROPOSED SECTION A-A

- The existing building fabric is well maintained and provides a good robust base for conversion to single studio apartments. The Apartment areas are as follows:

  Apartment 1 = **57m sq**

  Apartment 2 = **53m sq**

- Each apartment will be provided with its own central heating system, new bathroom and Kitchen. The first floor construction will be enhanced to achieve the necessary noise and fire separation between the Apartments, including all the walls forming the common access staircase.

- The existing rear yard will be hard landscaped to allow for some off road parking provisions.

Sustainability

- The existing building is soundly constructed with traditional cavity wall construction and solid party wall allowing all new Apartments to store warmth in the winter and absorb heat in the summer. The addition of new insulated partitions, wall linings and the existing double glazed windows mean it will be possible to provide energy efficient central heating and hot water. By adopting individual systems to each Apartment there will be little loss to fabric and circulation.

Access

- The entrance to the properties will remain as existing and directly from Midland Road. The ground floor Apartment will therefore be suitable for anyone with mobility difficulties and can be made to accommodate wheelchair access.

  It is not physically or economically possible to improve the existing staircase provision in order to install a lift to serve the first floor.

- In respect of location the Apartments are very close to local facilities along Midland Road including Dental and Doctors Surgery which enables even a wheelchair bound resident to reach in a reasonably short distance.

- With the site situated along a main public transport route will make the Apartments a good proposition for young professionals who have jobs in the nearby towns and are not in possession of independent transportation, although cyclists will be well placed. Provision of a cycle rack in the rear yard will be considered.

Conclusion

- The Proposed conversion to 3no Studio Apartments reflects guidelines set out in the Local Development framework (LDS) Core Strategy document 2010, YH5 Criteria for additional Principal Town – Royston.

- This development will provide additional rental accommodation to the area and ensure the integrity of the building for many years to come.

- The increase in residential occupancy on this site will help improve the local infrastructure in the area and further support the local businesses and public transport links.