

DESIGN & ACCESS STATEMENT

Great Houghton Working Mens Club. High Street, Great Houghton, Barnsley. S72 0AB

1. Introduction

1.1 This Design & Access Statement (DAS) accompanies an application for a Full Planning Application for a House of Multiple Occupation (HMO) which is to be Developed within an Unused Concert Hall. The DAS has been written to meet the requirements of article 4c of the Town & Country Planning (General Development Procedure) order 1995 (as amended).

1.2 As this is a proposal for a conversion from an existing building to form a HMO, some aspects such as the social and economic context, are of limited applicability.

2. Design Principles & Concepts

2.1 Amount

2.1.1 The site has an area of 0.12 hectares.

2.1.2 The materials and design of the buildings would be unaltered. Only door and window positions would change where necessary.

2.1.3 The height of the roof will be reduced & the existing flat roof will be replaced with a tiled-pitched one.

2.2 Layout

2.2.1 The front of the Existing Club would remain unchanged, and would still remain as a Working Men's Club. The Rear unused Concert Hall would be altered internally to allow for the HMO.

2.2.2 The design of the proposed HMO would be so as most of the external features would remain the same, apart from the roof. Security would be a main feature when designing.

2.3 Scale

2.3.1 The existing brick building will remain the same in size. The height of the eaves will be reduced, and a tiled-pitched roof will replace the flat roof.

2.3.2 It is envisaged the new HMO will have separate access from the rear Car parking Area, plus a fire escape door to the Northwest facing side. The rear entrance will have a ramp to give disabled access.

2.4 Landscaping

2.3.1 An area to the rear of the proposed HMO will be for amenity space and car parking, solely for the use of the HMO.

2.5 Appearance

2.5.1 The materials will be unaltered, and a proposed tiled-pitched roof will replace the existing flat roof.

2.5.2 Windows and doors will be of white UPVC.

3. Access

3.1 Access to the transport network

3.1.1 The site is in the village of Great Houghton.

3.1.2 There is a bus route along High Street with public transport to Barnsley town centre. The bus service gives access to employment and shopping facilities, as well as evening entertainment.

3.2 Car Provision

3.2.1 Car provision has been made to the rear of the Proposed Apartment. It shall be fenced off with security cameras for additional security.

3.2.2 The development site is not level, so therefore there will be issues with gradients. A level access with ramp will be accessed from the HMO car park.