

Design and Access Statement for Conversion of First Floor Shop to 2 No. S.C. Flats,
113 Doncaster Road, Barnsley

Surroundings

At the present time the building is being used as a carpet retail shop with showrooms at ground and first floor. The shop is situated at the corner of Doncaster Road and Chilton Street.

The area is predominantly residential with shops intermittently along Doncaster Road. Adjacent to the shop is East Dene W.M.C.

Proposal

The proposal is to convert the first floor and add an additional floor within the roof space to create 2 self-contained flats with a separate access to the rear of the property off Chilton Street, completely separated from the existing Carpet Showroom. It is proposed to retain the carpet showroom at ground floor level, with no linked access to the flats.

Parking

With access off Chilton Street, which has unrestricted parking and parking bays at the far end, and no access through to Cemetery road, there is ample on-street parking for the additional 2 No. flats.

Design and Appearance

The appearance of the shop will remain as existing, with the addition of 2 No. rooflights to front and rear. There will be an additional bathroom window to the first floor rear elevation.