

DESIGN & ACCESS STATEMENT

Middlecliff Working Mens Club. 2, Middlecliff Lane, Little Houghton, Barnsley. S72 0HX

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 partial conversion from an existing building to form an 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 0.2 hectares. The width is 37.0m average and the length is 48.9.0m total. The existing area for partial conversion within the plot is adequate for an HMO incorporating 8 bedrooms and a communal lounge.

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

2.2 Layout

2.2.1 The Existing Club would remain unchanged, and would still remain as a Working Men's Club. The function room is unused, and so will have the change of use into an HMO.

2.2.2 The 8 bedrooms will each have an en-suite and small kitchen area. The bedrooms will be accessed from a hall from the main entrance door which then leads to the communal lounge

2.3 Scale

2.3.1 The existing brick building will remain the same in height and size.

2.4 Landscaping

2.3.1 There will be room for amenity space and Landscaping to the rear. The external areas will essentially remain as existing.

2.5 Appearance

2.5.1 The roof and wall materials will be unaltered.

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 Little Houghton.

3.1.2 There is a bus route along through the village 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 will be made to the front of the Proposed HMO.

3.2.2 The development site is level, so therefore there will be no issues with gradients. A level access would be provided from the car park up to the entrance door.