

## Design and access statement conversion of 132 Station Rd into 2 apartments

The application property is a three storey end of terrace property located in Station Road, Wombwell. The proposal seeks to split the premises into a ground floor studio apartment and two bedroom apartment over.



view of front elevation

view of rear elevation

The applicant wishes to block in the front door and create a new side entrance to the upstairs apartment. There is no curtilage car parking.

There will be no other changes to the external envelope.

### Doors & windows

Are all white upvc double glazed units.

All boundary walls, & fences are un-affected by the proposals, & will remain as existing. The proposal has no adverse effects on neighbouring residential amenity or property and that of the surrounding area, nor any transport or highway issues.

### Design

The applicant is keen to improve the accessibility, quality and thermal efficiency of this property.

### Use

The use will be 2 apartments.

### Amount

The density is very similar to the existing function as the existing property has 3 bedrooms and the proposal has one bedroom at ground floor studio apartment with two ensuite

bedrooms at the first floor for the upper apartment. Existing infrastructure would not be compromised.

#### Layout

The rear space is designated as private amenity space for the dwelling. The site will be able to be overlooked from the rear of the building and it is envisaged that the rear amenity space would be designated for use and upkeep by the ground floor apartment.

#### Scale

Human scale and warmth is achieved by the fenestration.

#### Landscaping

Grassed area at the rear is to be retained.

#### Appearance

Minimal change to the appearance-just the alteration of 2 doors..

#### Access

WC is provided at ground floor.