

Tuesday, 27th February 2024

Our Ref: - G2K/1916



Architectural Designers & Chartered Surveyors

Barnsley Metropolitan Borough Council

Planning and Building Control

Barnsley MBC

PO Box 634

Barnsley

S70 9GG

Re: - **The Town and Country Planning Act 1990**
Project: - **Change of use from dwelling house to 9no. flats**
Location: - **66A High Street, Goldthorpe, Rotherham, S63 9LJ**



Design and Access Statement

February 2024

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INTRODUCTION

This Design & Access Statement (DAS) is prepared in accordance with the guidance set out by CABE, the Commission for Architecture & the Built Environment as detailed in Design & Access Statements – How to write read and use them, and the guidance contained in the Communities and Local Government publication - Guidance on information requirements and validation.

It is the Government's aim through the National Planning Policy Framework to provide sustainable development, high quality homes, good design, healthy communities, a strong, competitive economy whilst protecting the natural and historic environment and meeting the challenge of climate change. The DAS is intended to accompany the planning application but is not part of the application itself.

This DAS therefore sets out the thinking behind the submitted planning application, providing a written description and justification of the planning application, explaining the design principles and concepts that have informed the development and how access issues have been dealt with.

ASSESSMENT

Physical context

The site is located to the south of Goldthorpe village and is largely surrounded by residential dwellings other than the Union Jack Memorial Club directly south of the site. The existing dwelling is formally converted from a commercial property, it is constructed with a concrete frame with facing brickwork under a flat roof which is masked by a parapet wall. The windows and doors are white UPVC.

DESIGN

Use

The proposal is to convert the existing dwelling into 8no. 1 bedroom flats and 1no. 2 bedroom flat, each flat will be self contained, however, shared facilities are proposed in terms of a plant room to heat the properties and a laundry room to provide communal clothe washing facilities.

Layout

The proposed layouts can be seen in the attached drawings 1916_103 & 104. There are limited external alterations proposed by way of replacing some windows and blocking some windows to provide suitable means of escape.

ACCESS

The existing vehicular access will be maintained from Melton Avenue, there is then adequate parking provisions to allow for a space for each flat.

SUMMARY

The proposed scheme satisfies National and Local Planning Policy, Supplementary Planning Guidance and the broader requirements of the Building Regulations. More particularly the scheme is appropriate in its context and is in keeping with the surrounding area.