DESIGN AND ACCESS STATEMENT

PROPOSED EXTENSION TO FIRST FLOOR FLAT
THE COTTAGE, 94 RACECOMMON ROAD, BARNSLEY S70 6AP

PROPOSAL

- The proposal is to extend the existing bedsit flat at first floor level.
- The existing use is a hot food takeaway shop with flat above.
- It is also proposed to re locate the existing flue from the shop.
- The existing bedsit flat has a gross floor area of 17m2,
- The proposed flat will add an additional 21.46m2 floor space.
- The extension will be entirely within the footprint of the existing ground floor.
- The flat will be served by an external steel staircase.
- This proposal is a re submission of a previously approved planning application reference 2009/0176, with the amendment of the external stair.

THE SITE AND SURROUNDING AREA

- The site is an end terraced property.
- The property comprises a ground floor hot food takeaway shop with a bedsit flat on the first floor.
- The site lies within an area of mixed use, having a parade of shops on Racecommon Road, a Public House opposite and residential either side and to the rear.
- The site is on the corner of Racecommon Road and Fife Street.
- There is no access to Fife Street from Racecommon Road.

BUILDING DESIGN

- The existing building is a 2 storey end terraced building, constructed of painted render walls and concrete tiled roof.
- There is a shop front display window to the ground floor shop.
- The rear has a large monopitched roof.
- The rear has a rather dilapidated yard.
- The proposal involves raising the wall facing Fife Street whilst reducing the height of the wall overlooking the adjoining private yard belonging to the neighbour. This allows a new roof of matching pitch and tiles to the extension.
- The new first floor is to be rendered but painted darker than the existing.

- The extension is to be visually separated by means of a string course of brick running all around the rear wing.
- This will reduce the mass of the roof to the Fife Street frontage and the yard behind.
- A new timber fence to enclose the yard is proposed.
- The enclosure will obscure the steel staircase from view apart from the landing at first floor.
- The kitchen to the shop is to be re designed. Therefore it is necessary to re route the flue. It will be on a less prominent elevation and run internally most of its length apart from when exiting the roof.

INVOLVEMENT

- As the scheme is fairly minor in nature no community involvement is thought to be necessary.

LAYOUT

- The layout of new extension is within the context of the existing layout. The ground floor shop remains. The first floor extension provides a modest improvement to living standards.

LANDSCAPING

- There is currently no landscaping around the site.
- There is a small private yard but is currently used as parking for one car and some storage.

AMOUNT

- The proposed extended flat will have a gross floor area of 38.46m2.

SCALE

- The scale of the proposal is proportionate to the host building.
- The proposal does not dominate any surrounding buildings nor look out of place within the street scene.

ACCESS

- The new steel stair will provide access to the flat.
- Location and heights of sockets and switches will comply with Part M of the Building Regulations for Disabled people.
- There is adequate access for the Fire Brigade.
- Off street parking for 1 car is provided.