

DESIGN & ACCESS STATEMENT

Project: Conversion of cellar into self contained flat

Date: May 2016

This access statement is for the purposes of planning only. It should be read in conjunction with the application plans.

General

Park Grove in Barnsley is in the Yorkshire and The Humber region of England. The postcode is within the Kingstone ward/electoral division.

Park Grove is predominantly Victorian Terraced housing.

According to Council tax records there are nine properties on Park Grove that have currently or previously been annexed into separate dwellings. This suggests a cyclic element subject to socio economic factors at the time of conversion/reinstatement

Policies

Park Grove is designated Housing Policy Area BA2 under Barnsley UDP.

Supplementary Planning Document 'Designing New Housing Developments' the South Yorkshire Residential Design Guide states;

Conversions of buildings to residential accommodation Conversion of buildings to dwellings,

- *flats or houses in multiple occupation (HMOs) will be allowed where the following criteria are satisfied:*

The building and curtilage are of sufficient size to provide suitable facilities for residents.

In the case of dwellings and HMOs, the garden sizes and external separation distances should reflect the requirements set out in the general criteria and meet internal spacing standards.

In all cases, internal spacing standards should meet the requirements set out in the general criteria

- *There will be no unacceptable noise nuisance for either existing neighboring residents or occupants of the proposed residential unit(s)*
- *Satisfactory provision is made for off-street car parking in accordance with the Council's standards or, exceptionally the development is considered unlikely to give rise to unacceptable conditions of congestion or safety on the adjoining public highway(s) by reason of inadequate off street car parking*
- *The appearance of the building or its curtilage would not be altered to the detriment of the visual amenities of the area*

Access

The site is located on 132 Park Grove in the basement of an existing Victorian Villa.

Access to the cellar is currently via the internal stairwell and an external door to the rear of the property.

Design

The layout of the flat is determined by the existing character of the cellar and will not involve the creation of any additional floor space. Or new external doorways.

It is proposed to install a light well into the front garden to provide lighting and a means of escape to the front bedroom.

Amenity space will be provided for the drying clothes etc in the rear courtyard.

The site has good access to bus stops, Barnsley train station and is located within walking distance the town centre, it is therefore not proposed to provide any additional off road parking.

An enclosed bin storage area is proposed in the rear courtyard.

BOUNDARY TREATMENTS.

Boundaries will be unaffected by this proposal.

AMENDMENTS FROM PREVIOUS SUBMISSION.

General and **policies** sections added. 15/06/2016