

7A Haywood House, Hydra Business Park, Nether Lane, Sheffield S35 9ZX

Mobile: 07591 206 852 Email: admin@dk-designs.co.uk

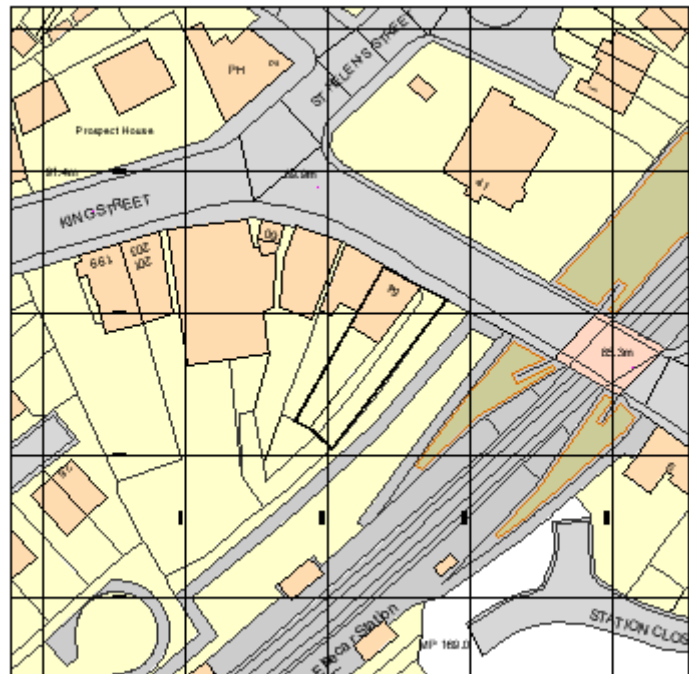
VAT Registration No: 242008451

Company Registration No: 09668503

DESIGN & ACCESS / HERITAGE STATEMENT

Proposed conversion at

54 Hill Street, Elsecar, Barnsley S74 8DB



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19 July 2022



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1. Proposed Site.

The site is situated on Hill Street, Elsecar Barnsley.

The property is a residential dwelling, with a large garden to the rear, accessed by gates adjacent to the property.

We consider the area to be in an already well-developed residential area.

The site is within walking distance from a variety of shops, public houses, places of worship, schools, vets etc.

Next to the property, is Elsecar train station & various bus stops surrounding (see 7. Travel)

Within proximity to this site are numerous of new developments, with a mix of house types/materials as shown on the photo section of this document.

This site is not within a Conservation area or Green Belt. This property is not a listed building.

2. Design & Landscaping.

The proposed development is to comprise of the below, x3 no self-contained apartments.

Apartment 1	1 Bedroom.
Ground Floor	Level access entrance to rear, into open plan kitchen/lounge/diner to the rear, leading to bedroom with ensuite to the front.
Apartment 2	2 Bedroom.
First Floor	Level access entrance to front, into kitchen, leading to hall - bedroom 1 & 2, bathroom, lounge/diner to the rear.
Apartment 3	1 Bedroom.
Second Floor	Entrance via stairs, into hall - to open plan kitchen/lounge/diner to the front, bathroom & bedroom to the rear.

Car parking to be provided at the rear of the property.

Bin store area to be provided adjacent to the building

Materials to be used are Forterra Claydon brick or similar – to be in keeping with the existing brickwork, concrete flat grey roof tile - to be in keeping with the existing roof tile, white UPVC windows & doors, white/black fascias, black UPVC gutters & downpipes

3. Proposed Use



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Residential use. Each apartment has been designed with a variety of use - families, couples & single living in mind, providing generous living space, each with landscaped garden area to the rear.

4. Access

Vehicle access is off Hill Street. Pedestrian access is also be provided off Hill Street as existing.

5. Planning History

A search of Barnsley Metropolitan Borough Councils' online public access system, shows this site has no previous planning applications submitted.



6. Ecology

Upon a visual inspection there is no evidence of bats roosting or any other protected species within the property boundary, however, should any be found upon start of works, all works shall be stopped immediately. A specialist will be consulted.

There are no TPO trees on site to our knowledge, however, should any be found upon start of works, all works shall be stopped immediately. A specialist will be consulted.

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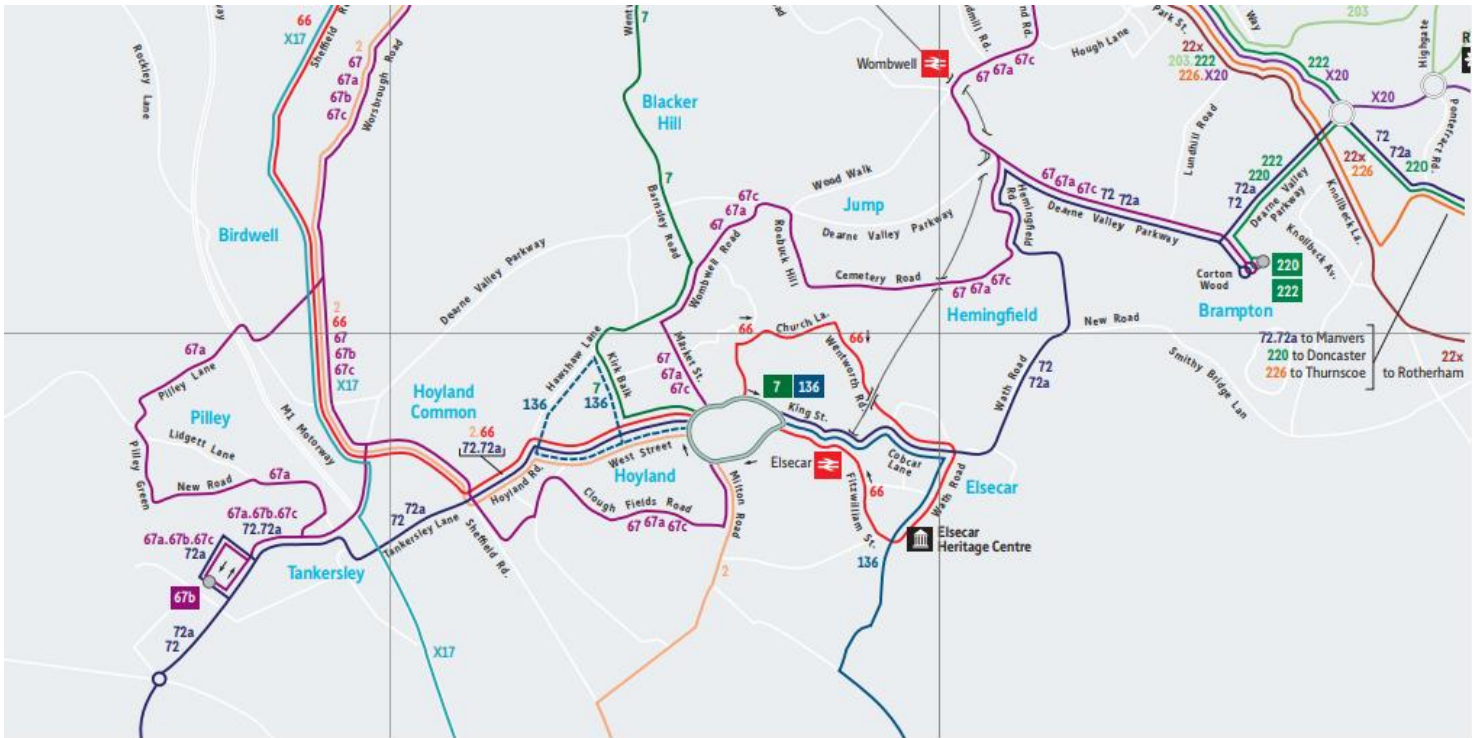
7. Travel

Adjacent to the dwelling is Elsecar train station, providing regular train links to Barnsley & Sheffield, various links available from there to further afield.

From 20 May 2018 the station will be served on weekdays and Saturdays by two trains per hour towards Sheffield and two trains per hour to Barnsley, one continuing to Leeds via Castleford and the other to Huddersfield via Penistone. On Sundays, the schedule is slightly reduced with services starting later and finishing earlier, one train per hour is offered to Sheffield which continues to Lincoln and one train per hour is offered to Barnsley which continues once per hour to Huddersfield until 14:00 and then at alternate hours with a service to Leeds via Castleford until 20:00 when all remaining hourly services then continue to Leeds.

- Wikipedia

The property is also within walking distance to numerous bus stop, providing access to areas surrounding



- Travel south Yorkshire – Barnsley bus link

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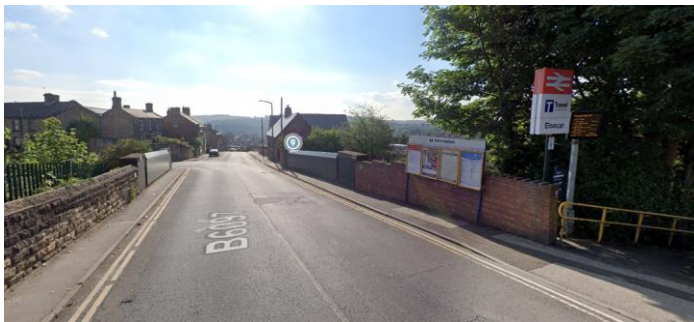
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8. Photos

Aerial image of the site



Property front



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Property Rear



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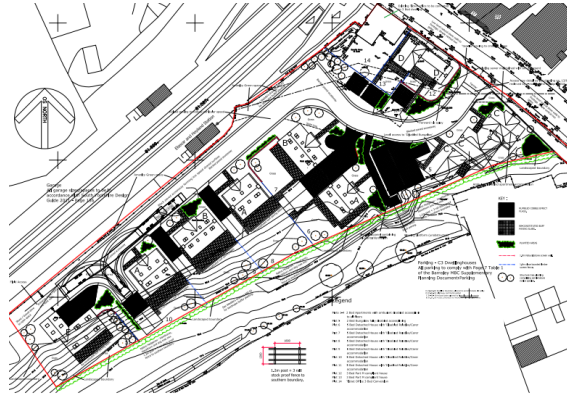
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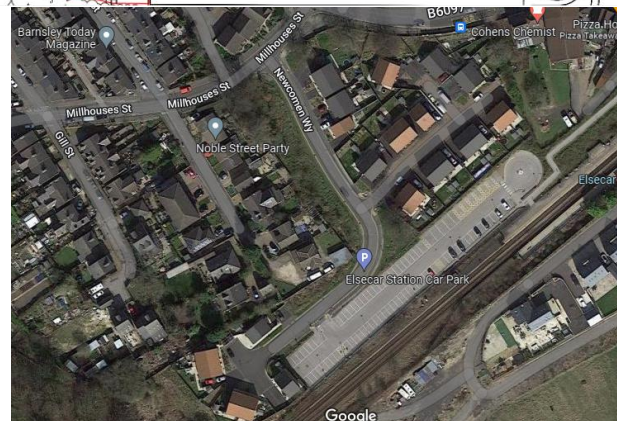
Nearby newbuild residential development, adjacent to Elsecar railway station

2017/1617 – approved May 2018



Nearby newbuild residential development, adjacent to Elsecar railway station

2016/1105 – approved February 2017





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9. Conclusion

The area is surrounded by residential dwellings, the proposed conversion of a large residential dwelling into 3 self contained apartments would fit in with the area, providing additional affordable housing.

The materials that will be used for the proposal will be in keeping and sympathetic to the surrounding properties both old & new.

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We therefore ask the Local Authority to consider this document in support & grant this application.

