

DESIGN & ACCESS STATEMENT

Project: Conversion of cellar into self contained flat

Date: April 2016

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

Access

The site is located on 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 external floor space.

It is proposed to install a front entrance to the cellar flat by creating a small stairwell in the front garden. This will be centred on the existing bay window. Similar designs are commonplace in the local.

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 the town centre, it is therefore not proposed to provide any additional off road parking.

The existing property will be unaffected in terms of parking and amenity space as the rear courtyard will be a shared area.

BOUNDARY TREATMENTS.

Boundaries will be unaffected by this proposal.