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Design & access statement for proposed conversion of a semi detached house into 2 No. self contained apartments at 14 Central Drive Royston.

1.0 Physical context

1.1 Surrounding:

The site is located on at 14 Central Drive Royston & lies approx 4 mile North East of Barnsley town centre. The neighbourhood generally consists of semi detached prefabricated residential houses.

Schools, recreational facilities & other local services are all within reasonable distance of the property. The property affords good transport links as it lies close to the main bus route between Royston & Barnsley.

1.2 Site:

The host property is a semi detached residential house on two levels, & has two ground floor reception rooms & kitchen. Stairs leading to the 3 first floor bedrooms & bathroom. There is vehicular access Central Drive, with parking spaces for 2 cars.

There are no natural features such as trees or hedges within the site.

2.0 Social Context:

The property development is for the conversion of the existing dwelling into 2 self contained apartments. There is no potential

overlooking/overshadowing issue from the site. There will be no adverse impact on the existing local services.

3.0 Economic context:

The development will create affordable accommodation benefiting the local economy as well as construction work during the development.

4.0 Planning policies:

The relevant national & local policies applicable to the scheme were referred to during the design process such as UDP policies H6, T2, E45, E65 & E52.

5.0 Involvement of community members:

The scheme has no implications for general community; however the adjoining owners have been consulted.

6.0 Evaluation:

The adjoining owners have no concerns about the proposed development.

7.0 Design principles:

7.1 Use:
The proposed development is justified particularly as it brings an existing unoccupied house, into residential use therefore maximising the properties potential for occupancy, whilst being sympathetic to the host property & the surrounding area. The site is not allocated in the UDP, & is not in a conservation area. There are no significant changes to existing physical envelope of the host building.

The proposed development would consist of the conversion of the existing dwelling to 2 self contained apartments. The access to the apartments is through the existing front door.

7.2 Layout:
The layout of the flats has been arranged to minimise noise pollution between the dwellings. In addition sound insulation would be provided to the party walls of the adjoining property. The apartment entrance doors will comply “Secure by Design” principles. Mail boxes will be located adjacent to the main entrance & utilities located inside the main door.

7.3 Scale:

7.4 Landscaping:
No new landscaping will be provided to the property.

7.5 Appearance:
The existing fabric of the building is unafected.

7.6 Access:
It is possible to achieve a disabled access to the property. It is not however a necessary requirement in this case.