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Design & access statement for proposed conversion of an empty late Victorian detached house into 2 No. self contained apartments at 71 Chapel Street Birdwell Barnsley.

1.0 Physical context

1.1 Surrounding:

The site is located on Chapel Street Birdwell & lies approx 4 mile South of Barnsley town centre. The neighbourhood generally consists of residential properties being of a mixed type, predominantly late Victorian detached, semi detached & apartments.

Schools, recreational facilities & other local services are all within reasonable distance of the property. The property is not located in a conservation area. The property affords good transport links as it lies near the main bus route between Barnsley & Sheffield.

1.2 Site:

The host property is a detached residential house on two levels. It has planning permission for a two storey extension to the side. There is vehicular access from Chapel Street, 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 bring in potential income occupants with their spending capabilities 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 not 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 site falling into dereliction, 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 and a new front door. New windows are proposed throughout which are to be sympathetic with the surrounds.

7.2 Layout:

The layout of the flats has been arranged to minimise noise pollution between the dwellings. The apartment entrance doors will comply "Secure by Design" principles.

7.3 Scale:

The proposed side extension is proportional in scale terms to the existing building & has already been approved.

7.4 Landscaping:

A new communal landscaped area will be provided to the front of the property.

7.5 Appearance:

The new Fenestration has been designed to be sympathetic with the host dwelling. The extension is to be constructed using materials that are sympathetic to the original fabric of the building.

7.6 Access:

It is possible to achieve a disabled access to the property due to the close proximity of the concrete steps to the pavement. It is not however a necessary requirement in this case.