Design and Access Statement

1 Bingley Street Barnsley S75 2BT

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This Design and Access Statement accompanies the full planning application for proposed change of use and alterations to 1 Bingley Street Barnsley.

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Location

The site is located on Bingley Street Barnsley, within an established residential area. There are houses opposite and adjacent. No 1 Bingley street is connected to and forms part of the adjacent flats development known as Bingley Court.

Site Location;



Use

The application relates to a single terraced dwelling house which forms the end of an existing terrace and is, in turn, connected to the Bingley Court development of flats at first floor level. The house is currently managed alongside the Bingley Court flats by the same landlord and the proposal is to alter and subdivide the two bedroomed house to form two self-contained one bedroom, single person flats.

Amount

No additional floorspace is proposed.

Layout & Scale

The proposed ground floor flat will be 32.3 sqm and the proposed first floor flat will be 35.0 sqm.

Access

Access to the existing house is currently via a front door opening directly onto Bingley Street and a back door opening onto the existing communal rear yard. Access to the ground floor flat will be via the existing front door. The existing rear door will be built up and replaced by a side door for access to the first floor flat using the existing stair with adaptations.

There is vehicular access and parking for the overall development in the rear yard which is not fully utilised.

The proposals will not affect parking space within the site at all.

Pedestrian / maintenance / amenity access to the rear of the house and adjacent flats will be retained as existing via the existing archway.

Landscape

There are no garden areas in the existing development and none are proposed. The existing communal rear yard will be retained as existing. No trees or other planted areas nearby are affected by the proposed works.

Appearance

The existing rear elevation and part of the side elevation are the result of an earlier extension to the property, apparently built in parallel with the adjacent flats development (approved plans ref B/98/1067/BA) in matching facing bricks with smooth red brick detailing. The proposed alterations to the building are restricted to the insertion of a new side door, building up the existing rear door and enlarging and repositioning the ground floor rear window. All of these alterations are contained within the extended area of the building and will be carried out using matching brickwork and mortar.

Windows and doors will be selected to coordinate with the existing building and the adjacent development using white UPVC and composite materials and clear double glazing.