

DESIGN AND ACCESS STATEMENT- REV -**CLIENT/SITE:**

Bylbyl Hajdarmataj

56-58 Doncaster Road
Barnsley
S70 1TL

Site location plan provided by Google

EXISTING USE:

The application relates to property 56-58 Doncaster Road. This is 2 retail units knocked into one unit. The building has a basement and 2 levels above ground floor level. The unit is currently vacant and has been empty for more than 2 years.

PROPOSED USE/LAYOUT:

The proposed use is to create 2 retail units with basement storage, a rear ground floor residential unit and 4 further residential units on first, second and attic floor levels. The main entrance for the residential units will be from Doncaster Road.

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SCALE:

The current building is 4 storeys with one level below ground.

AMOUNT:

The current building floor area is 390.2 sqm.

The proposed retail floor area is 90.0sqm.

The proposed residential units are to be 4 one bed units and 1 two bed unit.

FLOOD RISK:

This is not applicable in this application and the building will remain as existing.

LANDSCAPING:

New rear grassed area with permeable block paving footpath, see drawing 01. A rear roof terrace is proposed on the first floor.

APPEARANCE:

The proposal is for new shop fronts and separate entrances into the new E-class units. The rear elevation will remove some of the boundary wall to improve daylight on the rear garden. No other external changes are proposed.

ACCESS:

Level access at the front of the proposed shop units and level access to the rear residential unit. All other residential units are accessed via internal staircase.

All door widths to retail units to comply with Approved Document Part M with all main doors 1000 mm clear opening widths with contracting colour door frames.