
***PROPOSED CONVERSION OF
EXISTING CELLARS INTO 2 SELF-CONTAINED
ONE BEDROOM FLATS***

**102 & 104 SACKVILLE STREET
BARNSELY**

FOR

MR A. SHARIF

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

1 INTRODUCTION

This application is for the conversion of the existing basement into two self-contained, one bedroom flats.

Although 102 & 104 Sackville street are separated properties they are both within the applicants ownership and they share the large rear garden and access to the rear of 104 is via a covered passage way to No 102.

2 THE SITE

The application site is situated on the fringe of the central Barnsley area approximately ½ mile from the town centre.

The site is within a well established residential area. The properties are within a terrace of properties close to the junction of Sackville Street and Victoria Road.

The building has a basement, ground and first floors with all main windows to the front and rear elevations.

There is a large garden to the rear that is to be retained as shared amenity space to be used in conjunction with 102 & 104 Sackville Street that are to be converted to Houses in Multiple Occupation (HIMO)

There are substantial walls and fences to the eastern, western and northern boundaries that are to be retained.

Within the site boundaries there are no trees or other features that are affected by the works.

The location is sustainable in terms of housing being within close proximity to the Primary Shopping Area and other Town Centre facilities, with good access to public transport links.

3 THE PROPOSALS & DESIGN CONSIDERATIONS

The proposal is to convert the existing under-used cellar areas into living accommodation.

As the accommodation proposed is below ground level at the Sackville Street side it is proposed to lower the existing levels to form light wells to provide natural lighting and ventilation to the bedroom areas.

The size and accommodation proposed for the apartment is considered appropriate for the location when assessed in relation to other residential developments in the

Borough and market forces. In addition the proposals are limited by the existing building layout, existing window positions and staircases.

There are no issues regarding separation distances or overlooking of private amenity spaces arising from these proposals.

4 ACCESS

Provision for pedestrian movements to and from the site is adequately catered for by the existing highway footway network.

Access to the flats will be via the covered passageway and footpaths from Sackville Street. Each flat will have its own , independent entrance door.

There are currently no parking facilities to the properties and it is not proposed that any will be provided as is not considered necessary due to the nature of the flats proposed and the proximity of the town centre and public transport links. However cycle parking/storage will be available in the covered walkway between Sackville Street and the rear garden areas.

The site is reasonably flat and it is intended that approaches to the entrance doors will meet the requirements of Part M of the Building Regulations with regard to a 'level' approach.

5 SOCIAL & ECONOMIC CONTEXT

There will be no loss of existing businesses.

Any potential for additional overlooking from the development or overshadowing will not occur as a result of any of the proposed development due to the siting of the existing buildings and orientation of windows to habitable rooms.

Due to the modest scale of the development there will be no significant impact upon local services.

It is unlikely that any jobs will be created as a result of the development other than those persons employed to carry out the building works.

6 PLANNING POLICY

The site is within a Housing Policy Area. Local planning policy states that areas defined on the proposals map as Housing Policy Areas will remain predominantly in residential use.

The proposal for residential use is appropriate for the locality.

The development will not cause any significant harm to the local environment or amenities of adjoining residents.

The development will not be detrimental to highway safety.

The proposals will not create additional, unacceptable loss of privacy or nuisance due to noise, light or traffic.

The site is within walking distance of town centre shops and commercial areas and public transport links.

7 ASSESMENT

The proposal is within an existing settlement and therefore complies with Local and National policies relating to residential development.

Conversion of the existing basement as proposed is fully compatible with the general character of the locality.

The development is within an existing settlement, close to existing amenities and public transport links.

Because the scheme is small in scale it will not impact on the community infrastructure, services or facilities.

The density of the proposed development is acceptable in relation to the surroundings.
