DESIGN AND ACCESS STATEMENT REF. 104-37- PS-01

13-15 CASTLE STREET, BARNSLEY, S70 1NT

THE PROPOSED WORKS INCLUDE

- **CHANGE OF USE OF GROUND FLOOR, FORMER LAUNDERETTE, TO RESIDENTIAL.**
- **ALTERATIONS TO FORMER LAUNDERETTE AND EXISTING APARTMENT ABOVE TO FORM TWO DWELLINGS.**
- **SINGLE STOREY REAR EXTENSION TO NO. 15.**
- **BUILDING UP SHOP FRONT INCLUDING ADDING WINDOW.**
- **OPENING UP OF BUILT UP, GROUND FLOOR DOORS AND WINDOWS ON CASTLE STREET AND WALL STREET ELEVATIONS.**

EXISTING USE

THE LAUNDERETTE CLOSED AROUND 10 YEARS AGO.

THE APARTMENT AT FIRST AND SECOND FLOORS APARTMENT WAS OCCUPIED AND IN USE UP TO JANUARY 2023

REAR EXTENSION

A REAR EXTENSION IS PROPOSED. THIS WILL REPLACE THE EXISTING REAR PROJECTION THAT GIVES ACCESS TO THE EXISTING APARTMENT STAIRCASE.

THE EXTENSION WILL ALLOW FOR A LINK TO BE PROVIDED BETWEEN THE EXISTING STAIRCASE AND THE GROUND FLOOR OF NO.15.

CAR PARKING

THE BUSINESS PREMISES AND APARTMENT DID NOT HAVE ANY OFF STREET PARKING.

IT IS NOT PROPOSED TO PROVIDE OFF STREET PARKING.

THE PROPERTIES IN THE VICINITY DO NOT GENERALLY HAVE OFF STREET PARKING.

IT IS CONSIDERED THAT VEHICLE MOVEMENTS AND THE NEED FOR PARKING WIIL BE LESS FOR THE TWO PROPOSED DWELLINGS THAN IT WAS FOR THE COMMERCIAL PROPERTY WITH A DWELLING ABOVE.

ACCESS

DOOR ACCESS TO THE TWO PROPOSED RESIDENTIAL PROPERTIES IS OFF CASTLE STREET AND WALL STREET AND OFF THE REAR AREA.