

Design And Access Statement

For
Outline Planning Application

Westcliffe
Stotercliffe Road
Penistone
S36 6EB

Companion on information.—Drawing No AB /01 to 4

Proposed Development— An existing 4 Bedroom dwelling to be converted into 1 No 1 bed + 2 No 2 bed Apartments.

Objective.— To create additional affordable accommodation having limiting impact on its surroundings. To assist in the shortfall of similar accommodation in the area , suitable for single or couple occupancy.

Site. Located on the corner plot between Stotercliffe Road and works entrance road. The site boundary to the front aspect is surrounded by a natural stone wall approx 1.6 m high.

Development size.— The external appearance of the building with the exception of creating a new doorway to the rear and new windows to match existing shall remain un altered. The apartments shall provide spacious accommodation suitable for this type of occupancy.

The dimensions / layout of this existing building set on three levels makes for easy and unobtrusive conversion. The existing is in a poor state of repair whilst appearing structurally sound suffers badly by damp particularly the rear wall abutting the existing works building.

Appearance- The frontage shall remain as existing other than that described.

Access / Parking—We have considered 2 forms of access.

Scheme I -A one way system from Stotercliffe Road.

Scheme II off street parking from the Access Road.

Landscaping.—The existing front garden is laid with shrubs . Both schemes indicated shall provide adequate provision of plants / shrubs with remainder laid to lawn. Scheme II having least impact on the existing. All with more than adequate amenity space.

General—The building front elevation is quite imposing . With a cottage type garden feel. It is the intention that when complete this scheme retains the same and gives the impression that the building is still one dwelling.

Created by Steve Camps

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