DESIGN AND ACCESS STATEMENT

THE PROPOSED CONVERSION OF EXISTING GROUND FLOOR SHOP INTO SELF CONTAINED FLAT AT 97 MIDLAND ROAD ROYSTON BARNSLEY SOUTH YORKSHIRE S72-9JQ

This design statement has been prepared in support of the attached Planning Application and should be read in conjunction with all submitted application documents

Currently the retail shop unit is empty and has been empty for a long period of time due to the current recessionary circumstances that is now prevalent on most high streets and the general lack of interest in leasing or sale of the shop. Given that the ground floor shop unit is totally separated from the first floor self contained flat it is ideal for bringing back into use and adding to the much needed housing and flat accommodation within the Royston Area.

The proposed premises are bounded on the front by Midland Road, at one side by another inner town house being 97A Midland Road, and the other side by Rowland Street culminating in a cul-de-sac with car parking provisions, and directly to the rear by a land strip extending to the rear of other attached terraced properties on Midland Road. The self contained flat above the proposed shop conversion is 97B Midland Road. The development is considered sustainable in that it will use, separate, and adapt the existing shop in order to provide a high quality much needed ground floor self contained flat accommodation suitably blending in with and improving the general character of the immediate area.

The existing access and drive off Rowland Street is already serving the existing 1st floor flat and shop and given its existing width does provide off street car parking for 2 vehicles. The existing parking area is both durable and usable by owners and can be easily marked out into bays for user identification. Visitors will have the use of on street parking on Rowland Street as is the current situation for other visitors and users alike as no parking restrictions are in place. The scheme will also be designed all in accordance with and in pursuance of safety required under any appropriate core strategy policy. Any planning conditions imposed will also be observed and complied with in full.

Access into the converted shop unit, will be considered in which levels from Midland Road and Rowland Street to the entrance door will be made sustainable in terms of ambulant and disabled access and travel distance.

In terms of social and economic impact on the community from this development it will be negligible. There will be no additional traffic impact on the village due to this development. In the interest of amenity, any Unitary Development Plan policies will be fully complied with.

A flood risk assessment is not considered necessary due to the schemes existing status and previous usage.

The proposed development site is considered level and is completely bounded by a fencing and pavements. Access onto the development site will be as existing off Midland Road and will be in accordance with any planning/highways policy guidance.

The village is served by regular bus services, all running along Midland Road with links into both West & South Yorkshire. A Bus stop is located within 150m of the development making the development sustainable in terms of travel links.

In terms of local services there are several public houses/WMCs, convenience stores/off licence, a post office and a village hall serving the community together with a Methodist Church all within close proximity of this development. The village also has its own recreation field including a children's play area all within close proximity of this development.

In terms of the development and its impact on the local area it will not have any detrimental effects as having its own existing access from Rowland Street and not relying on access through any new or extended development areas.

Due to the nature of the proposed works it neither overlooks or overshadows any of the adjacent properties nor restricting the right of light to them. The conversion works will therefore have no detrimental impact on other properties at all in the immediate locality

Nearby the conversion is a Infant/Junior school and a Comprehensive school serving the village and nearby catchment areas.

There is no economic impact on the immediate vicinity due to this development.

An existing sustainable drainage system is present and in use.

A neighbour consultation survey is not considered necessary as generally all internal works.

From our evaluation of the development it would suggest that the proposed development will simply blend in with the immediate local amenity in terms of a sustainable housing provision. The proposed development therefore can only enhance the character of the area.

The overall alteration works does transform and provide a good balance with the existing surrounding properties in terms of usage & occupancy and its appearance. The overall scale and size of the proposed alteration works is also in keeping with adjacent property sizes.

As levels would suggest on site the development is considered a level site and therefore maximises ease of accessibility while also limiting the travel distance to the property.

Due to the proposed alteration works it will embraced good crime preventative measures in that consideration has been given in trying to create a safer and sustainable crime prevention area as empty buildings do attract vandalism and crime.

The re-construction of a front boundary wall & formation of a hard standing access area will also set out to enhance and protect the character of the scheme and create a positive setting for the user of the flat.

In the event of fire or any other emergency, access onto the development site by any of the emergency services would be relatively easy given its position and layout. Visitors are also provided with an easy and convenient access to them.

The existing pedestrian access route along Midland Road will be maintained linking up with the existing pavement on Rowland Street providing a sustainable link to other near by facilities on Midland Road.

Due to the proposed conversion being previously used, there is little or no wildlife or amenity value therefore its conversion would not result in the loss of any urban green space and would therefore not be contrary to any policy guidance.

The proposal is generally considered not contrary to any sections of and therefore will fully comply with all sections under the Statutory Planning Framework and Policies.

In order to comply with any Planning Policy Statement requirements the proposed development has emerged from a full assessment of the site's circumstances and characteristics including its relationship with the existing built character of the surrounding area.