

Design and Access
Statement Proposed
Conversion of Existing
Residential Dwelling at
13 The Green, Shafton,
Barnsley into 7
Bedroom HMO

Allen.robinson@blueyonder.co.uk

A ROBINSON ARCHITECT | 2 GAWBER ROAD, BARNSELY, S YORKS, S75 2AF

Introduction

This statement has been prepared to support a planning application for the conversion of a residential dwelling into a 7 Bedroom HMO. This is a full planning application.

The Site

The site is located within Shafton and is surrounded by a combination of residential and commercial properties of varying sizes, and a large central grassed area and a number of mature trees at the bottom of the access road. Access to the site is via Sandygate Lane by both vehicle and foot. There is sufficient space enough to accommodate 3 cars and the ability to enter and leave the site in forward gear. The site boundary is indicated on the 1/500 site plan.

The site is located close to the centre of Shafton which is within walking distance. The site as boundary walls to the rear garden constructed of brickwork and timber fencing and a closed aspect to the front elevation. Windows and door locations are to remain in place with no additional works taking place which will affect the fenestration of the front elevation but may require the raising of window sills to the rear elevation. It is assumed that the grassed area to the front elevation can be used by the residents. The rear garden is completely constructed of concrete.

Site Connections

The site is connected to the main road, Sandygate Lane which gives direct access to the centre of Shafton.

Site Analysis

The site is located in Shafton. The following criteria will impact upon the project development. Increase vehicular traffic may occur to the rear garden. It is noted that the properties at 9 and 7 The Green use the dirt track as vehicular access to their properties.

Vegetation

There is no vegetation on the site.

Drainage

The site is not at risk from flooding

Noise.

The development will cause very little noise impact on the adjoining properties.

Adjacent Properties and Development

Adjacent properties will not be affected by the construction works as they will all be internal.

Use

The dwelling is to be converted into a 7 Bedroom HMO with tenants requiring special needs which will require the employment of the 3 full time staff.

Scale

The development will have no overbearing effect on the adjoining owners, as the building will not be physically extended.