P.T.JOHNSON MCIEH HOUSING CONSULTANT
69 STRADBROKE ROAD SHEFFIELD S13 8SL 0114 264 2438

Birk House Calder Crescent Kendray

Design Statement



The Premises

Birk House is a single storey building in Calder Crescent, Kendray which was constructed about thirty years ago to serve as a day care centre. More recently the property has been used as offices for the Learning Disability Service and is currently vacant.

Proposal

It is proposed to convert the premises into a complex of six, two-bedroomed apartments.

Planning Status

The property is located within a predominantly residential area which is classed as Housing Policy Area in the Barnsley Unitary Development Plan.

The Scheme

The premises lend themselves readily to sub-division to flats with minimal structural alteration to provide spacious levels of accommodation well exceeding accepted minimum space recommendations and including fully fitted kitchens and shower rooms.

Amenity

The substantial enclosed site is surrounded by a 2.4m high steel security fence and includes an extensive lawned area and paved parking area.

Access

The premises are wholly on the ground floor and provided with level access thresholds and level paved approaches to the external entrance/egress doors. The communal corridor giving access to the individual flats and the two external doors is level throughout.

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Design Statement

Vehicular Access and Parking

Paved vehicular access is provided to the enclosed site within which there are sixteen marked parking bays.

Conversion to apartments

Birk House Calder Crescent Kendray Barnsley

for

Mr R Saddiq



Site Plan

scale 1:1250

P.T.JOHNSON MCIEH

HOUSING CONSULTANT

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SHEFFIELD S13 8SL
PHONE 0114 264 2438

MAIN OFFICE

MANAGER

OFFICE 1

OFFICE 2

OFFICE 3

INTERVIEW

DIS WC

WC AND
BABY CHANGE

BOILER ROOM

store

store

store

store

store

MEETING ROOM

FEMALE
TOILETS

OFFICE 6

OFFICE 4

OFFICE 5

RECEPTION

ENTRANCE

KITCHEN

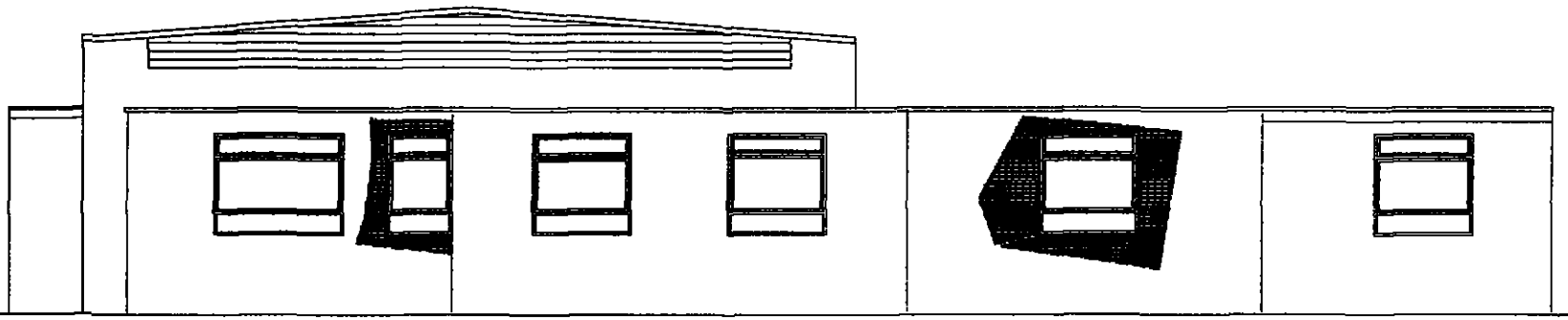
MALE
TOILETS

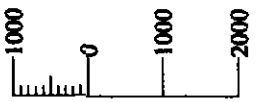
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P.T. JOHNSON MCIEH HOUSING CONSULTANT			49 STRADBROKE ROAD SHEFFIELD S13 8SL PHONE 0114 264 2438
ADDRESS	Birk House,Calder Crescent, Kendray	SCALE	1:100
CLIENT	Mr R Saddiq	DRAWING	Birk House 001
JOB	Conversion to flats	DATE	July 2012
TITLE	Existing plans		



P.T.JOHNSON MCIEH HOUSING CONSULTANT			69 STRADBROKE ROAD SHEFFIELD S13 8SL PHONE 0114 264 2438
ADDRESS	Birk House,Calder Crescent, Kendray	SCALE	1:100
CLIENT	Mr R Saddiq	DRAWING	Birk House 002
JOB	Conversion to flats	DATE	July 2012
TITLE	**Proposed plans**		

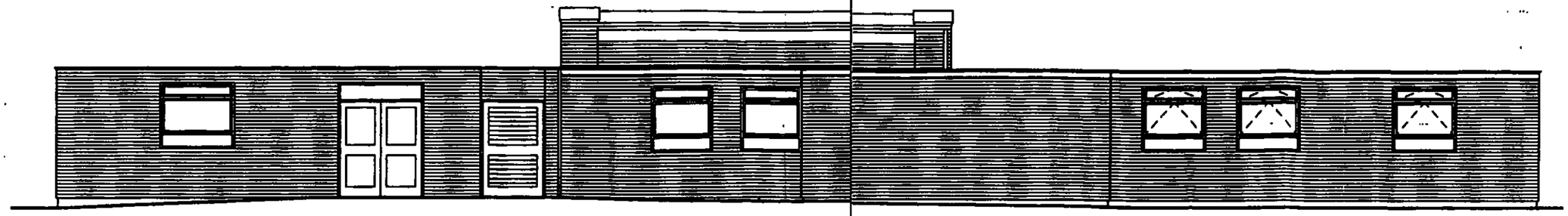




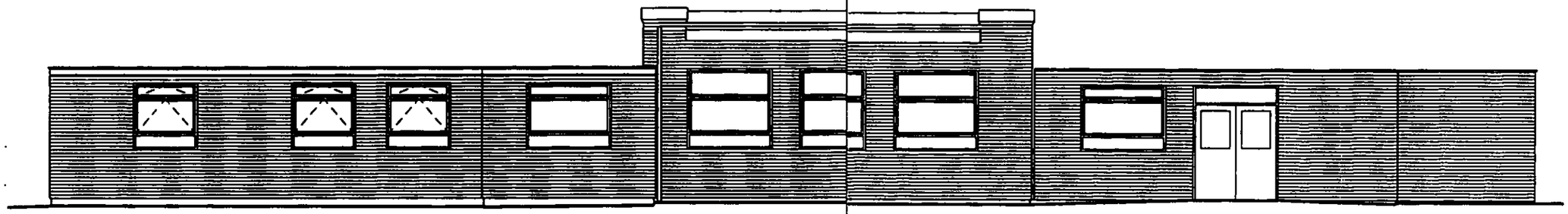
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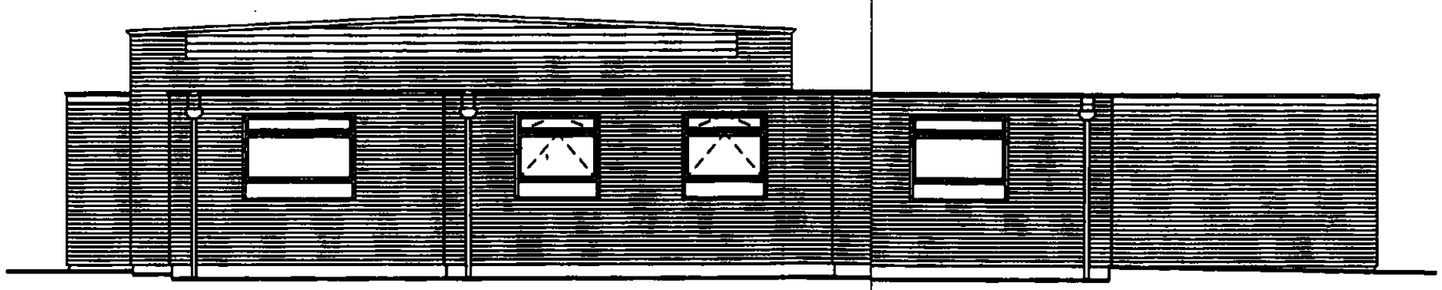
ADDRESS	Birk House,Calder Crescent, Kendray	SCALE	1:100
CLIENT	Mr R Saddiq	DRAWING	Birk House 003
JOB	Conversion to flats	DATE	July 2012
TITLE	**Proposed East Elevation**		



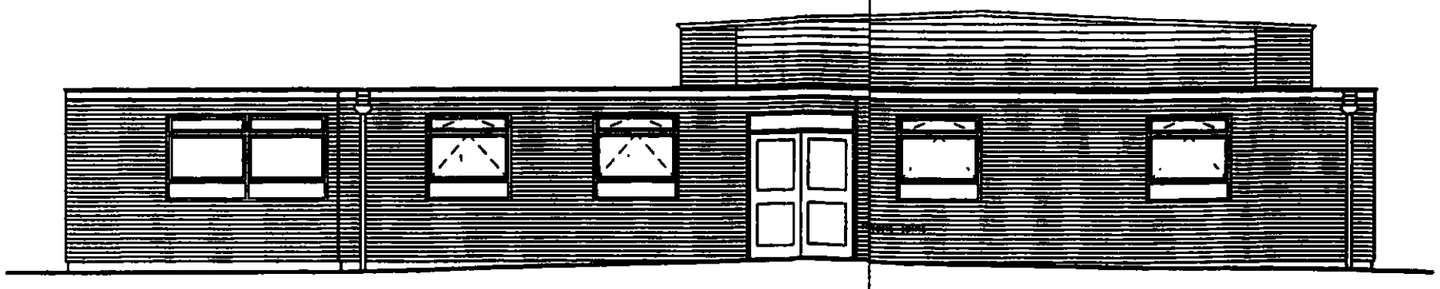
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

1000 0 1000 2000

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ADDRESS	Birk House,Calder Crescent, Kendray	SCALE	1:100
CLIENT	Mr R Saddiq	DRAWING	Birk House 002
JOB	Conversion to flats	DATE	July 2012
TITLE	Existing Elevations		