DESIGN AND ACCESS STATEMENT **NYP REF 37/35**

CHANGE OF USE TO RESIDENTIAL
PROVIDING FIVE ONE BEDROOM APARTMENTS
SECOND FLOOR OF 26-30 ELDON STREET, BARNSLEY

This Design and Access Statement relates to the following drawings:-

Drawing ref nos 37/35/101
37/35/102
37/35 Location plan

These drawings have been submitted in support of the planning application.

Pre-application consultations have taken place.

The existing second floor areas are presently unused.

This area is currently designated for office / business use.

The current planning policy and national initiatives are seeking to reintroduce residential use into town centres to make more beneficial use of under used space in buildings.

Planning policies encourage ancillary residential uses where they do not produce conflicts with the main uses.

Planning approval has previously been approved for 3 no one bedroom apartments on the third floor planning approval ref 2007/1681.

Access to the five apartments is by the existing common staircase.

Improvements to fire door lobbying and fire alarm systems will be made as required by Building Regulations. Local Authority Building Control have been consulted in these respects.