

Proposed Change of Use of Compass House, Barnsley to form Residential accommodation, with an additional extension to form 6no Residential units.

PLANNING STATEMENT.

Design and Access Statement

Compass House is a purpose built office building situated within a residential area on the outer edge of the Town Centre. A previous submission for a Prior Notification to convert the building to Residential use was refused by the Local Authority. Notwithstanding this decision the applicant feels that the building has greater potential for residential conversion, than vacant office space, or alternative social care.

Unfortunately the demand for offices within town centres is in a total decline, not just within Barnsley. Office space is now prevalent in out of town locations where staff can enjoy free parking and often easier commutes. The agents for the site will verify that there is a surplus of vacant office space within the town centre. The applicants are currently awaiting planning decisions for a similar proposal within the former Hoyland Town Hall.

The proposal as submitted is to form 19 self-contained units with off street parking facilities, for disabled and service vehicles the applicant is a prominent local investment company with numerous similar developments currently in progress throughout the country. As a Barnsley company they also sponsor the Football Club, specifically the Academy. The Academy currently house several players within the applicants properties and have requested that it would be beneficial to house the young recruits in one central location. Should our submission be allowed the recruits would occupy up to 14 of the units, allowing the recruits to walk to training and generally allow their off field social skills to develop alongside colleagues.

Alongside the conversion the proposal is to form a 2 storey extension forming individual studio apartments. The extension is designed to complement the existing building with matching materials throughout. Insulation and glazing will be upgraded in accordance with our submitted Noise Assessment.

The existing car parking is considered to be surplus to the proposed user since accommodation provided will be generally occupied by single people. A large public car park exists opposite the site for visitors and the developments location on the fringe of the Town Centre is considered to be totally sustainable.

We appreciate that local members have raised concerns relating to HMO operators in the area and the number of illegal flats, or illegal activities within flats in the area. We wish to assure members that our properties are rigorously managed to ensure that owners and occupiers complement or indeed benefit the local community. The applicant operates his own Lettings Company with local offices and rigorous controls and ongoing inspection regimes. Similarly the football club operate strict rules for their players to respect the property.

The site is considered to be commercially designed, especially externally. Our submission provides removal of tarmac areas and formation of landscaped amenity/green area. The existing security

fence will be replaced with a smaller more domestic style metal fence detail. We feel that this additional green space will both complement the building and enhance the wider area. The proposed extension would similarly be designed to match the existing building with the use of similar detailing and matching facing materials.

Concerns have been raised relating to possible noise problems from commercial activities in the area. We submit independent evidence from Specialist Consultants in support of our submission. The scheme will incorporate a mechanical ventilation scheme designed to meet the requirements of the report.

In conclusion we submit that our scheme is in accordance with Local and National Government guidelines. Residential accommodation in these locations as been proven to provide increase in night-time activity for local traders and obviously generate income for traders and the Local Authority. The conversion would be a high quality investment into the local community and we would hope to be one of many that the applicants hope to develop in the Barnsley area. The accommodation provided would be high quality similar to hundreds that we have produced throughout the country. We feel that our submission can only benefit the Local Community and my client is anxious to promote and develop his own Local ties within the community.