

DESIGN AND ACCESS STATEMENT

LOCATION: Kendray Community House, Birk Avenue, Kendray, Barnsley, S70 3AG

DESCRIPTION: Conversion of existing Community Offices to domestic dwelling.

Kendray Community House is located on Birk Avenue in Kendray which is mostly residential. The building is surrounded by Council owned, and formerly owned Council houses. There are large open park/recreational areas opposite.

The proposal for this application is to provide a large domestic house (5 bedroom), for a large family.

The Building

The present building was originally built as a pair of semi-detached houses. These were converted into offices in the 1990's.

The present building is a traditional cavity brick construction with a concrete tile pitched and hipped roof. The brickwork at ground floor level is red brick. The external walls at first floor level have been rendered. The first floor windows have been replaced with white double glazed upvc. The ground floor windows are timber, but have been covered by steel roller shutters. The existing external doors are timber with steel sheet facings.

Brief and Design Principles

The offices have been closed since 31st March 2011. Staff have been relocated to other offices in the Town Centre. This is due to policy changes by Berneslai Homes and Government cuts.

Apart from removing the roller shutters and infilling one of the front doors, the building will not change in outward appearance.

Berneslai Homes require a larger dwelling to house a large family more comfortably.