EDG:Architecture
EDWARDS DESIGN GROUP

9-10 Burleigh Court, Burleigh Street, Barnsley, S70 1XY

**Proposed conversion to residential use**

# DESIGN AND ACCESS STATEMENT

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## Introduction

This Design Statement relates to a planning application seeking permission to convert existing office space into residential accommodation at 9-10 Burleigh Court, Burleigh Street, Barnsley, S70 1XY

## Surrounding Context Appraisal

1. **Use**

   The existing planning use of the building is D1 Non-residential Institution. However, the building is currently vacant.

2. **Historic Situation**

   Burleigh Court lies within the Barnsley Central Constituency.

   Units 9-10 Burleigh Court are a pair of purpose-built office buildings as part of a larger development. They were previously converted to D1 Non-institutional use classification under application ref 2008/0528.

   The change of use was to enable the building to become home to the NHS Drug and Alcohol Service, as well as the Substance Misuse Service and Barnsley Sexual Abuse and Rape Crisis Service.

3. **Social and Economic Context**

   Our client has owned the building since 2008. Unfortunately, the NHS services vacated the building pre-covid, and the building has struggled to let since. Most recently the building was advertised to let in February 2021.

   In the immediate vicinity there are an abundance of services and amenity that will ensure the long-term viability of the proposed residential use. This includes the Alhambra shopping centre, numerous takeaway food outlets and restaurants, as well as a Morrisons supermarket, medical centres, and chemists.

   The site has great access links, with very easy access to Sheffield Road, as well as the A61 leading to the A1(M).

   Pedestrian links to the town centre are available in approx. 5 minute walk, with crossings over both of the above roads and an underpass to the Alhambra Roundabout.

4. **Landscaping**

   The building has a parking area to the front which is to remain as existing. Units 9-10 have a total of 10 spaces available.

   The proposed scheme does not propose any alterations to the external layout, or landscaping works.

## Design Proposals

5. **Amount**

   The proposals submitted with this application do not look to increase the footprint of the property. There is no additional floor area proposed under these proposals either.

   Various minor internal alterations are also proposed as detailed on the enclosed drawings and information.

6. **Scale**

   These proposals are entirely within the existing fabric of the building.

7. **Layout**

   The proposed layout includes for the existing stairwells to be retained to both buildings. Each floor is then converted into a single apartment to provide a total of 6 apartments.

8. **Appearance**

   There is no change to the existing fabric of the building other than replacement doors/windows where necessary to comply with Building Regulations

9. **Heritage Assets**

   Not applicable. The building is not listed or within the vicinity of any assets.

**Access Proposals**

10. **Access**

    Access is to remain as existing. No new or altered access is proposed.

    The site has adequate space for parking, and circulation with an existing hardstanding to the front of the property and two no garages being retained.

**Conclusion**

We feel that the proposals provide a suitable intervention on the current building without creating any significant impact on the street scene, without any implication for the amenity of neighbours, or the character of the area.

The proposals seek to provide a sensitive scheme that ensures the longevity of the building, and which we believe is appropriate in the current context in terms of Planning Policy.

Once completed these proposals will offer residential accommodation to ensure this becomes a viable and long-term development.