



Housing / Industrial / Commercial

**ARCHITECTURAL
BUILDING
DESIGN SERVICES**

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DESIGN AND ACCESS STATEMENT

CHANGE OF USE OF SOCIAL CLUB TO

4 No SELF-CONTAINED FLATS

(ground floor level only)

KELVIN GROVE SOCIAL CLUB

KELVIN GROVE

WOMBWELL

BARNSLEY

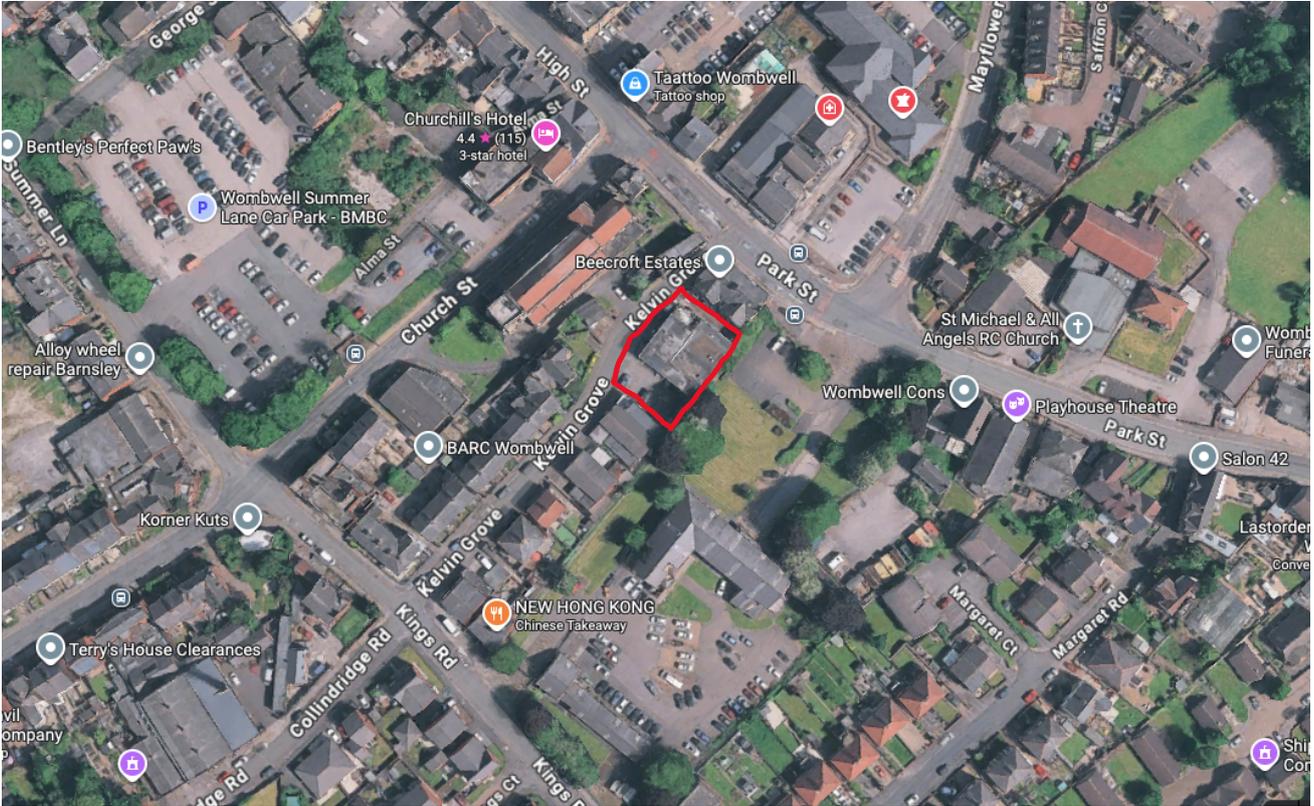
S73 0DL

August 2025

Architectural Building Design Services Limited

DESIGN STATEMENT

STAGE 1 - SITE ANALYSIS



Application site outlined in red

Wombwell is a town in the Metropolitan Borough of Barnsley in South Yorkshire. Wombwell is located south-east of Barnsley.

Wombwell is lively market town with a diverse choice for shoppers. It boasts a host of attractive and historic buildings and a thriving business community.

The town centre has benefitted from enhancements under the Council's Principal Towns and Local Centres Programme. It has a bright future and more developments are planned.

Wombwell sits on the Trans Pennine Trail, is surrounded by green belt and is a stone's throw from wetland nature reserves.

The application site is located central to Wombwell in an area with residential, business, shops and other facilities for the local community.

The application site was until recently mainly a Social Club on the main ground floor level which has now closed. At first floor level there are two self-contained flats and at lower ground floor level is some ancillary storage which was the pub cellar to the Social Club.

The building is located on a sloping ground level which has its boundaries clearly defined.

The site is not contaminated and contains no protected species or wildlife habitats.

There is an area of land to the side which is a previous car park to the Social Club. This car park can host up to eight cars and is intended to remain to serve the flats. The building is in easy walking distance to the local bus stops and train station as well as a host of local shops, schools, doctors etc to serve the local community.

The character of the surrounding area is in a town like atmosphere and the site has no important views to or from the site.

This design and access statement accompanies an application for full planning permission in respect of the refurbishment and conversion of the previous social club into 4 No self-contained flats as indicated on the submitted drawings.

STAGE 2 – IDENTIFYING THE DESIGN PRINCIPLES

The development objective is to make use of the redundant social club and bring the ground floor area back into use. Retail would not be viable as there are plenty of shops and businesses in the location, however, residential accommodation is always in demand and would suit development into self-contained flats.

Utilising the existing building envelope and floor area, it is proposed that four self-contained flats give the best layout and size. All four flats have generous sized living accommodation, bedrooms and bathrooms / kitchen areas. Each flat can achieve two bedrooms.

Existing windows have been utilised with only a few additional windows proposed.

Any modifications to the external fabric of the building (ie: brickwork, fascia boards etc) will match the existing building to be in-keeping.

There will be little impact to neighbouring properties in form of overlooking and over shadowing. The proposed use of Flats would be better suited to the neighbouring properties as the previous Social Club which would have had more people using the building with more opportunity for overlooking into neighbouring properties as well as late night noise and nuisance. The proposed use should be more sympathetic to the surrounding area.

There are many residential properties in the area and the proposed use will not be out of character and be in-keeping with the local area.

STAGE 3 - PHOTOGRAPHS



Car Park elevation and side view facing Kelvin Grove



Side elevation facing Kelvin Grove



Rear elevation showing the lower ground floor

Access Statement

Site Address:

Kelvin Grove Social Club
Kelvin Grove
Wombwell
Barnsley
S73 0DL

Date: 29/08/2025

Contact details

Applicants details

Name:	Mr S Chandrakumar
Address:	Care of Agent
Postcode:	
Telephone:	

Agents details

Name:	Architectural Building Design Services Limited
Address:	6 Stoneleigh Way Swanwick Alfreton
Postcode:	DE55 1DL
Telephone:	07773 899 597

Description of development

Change of Use of existing Social Club into 4 No self-contained flats (ground floor)

Design Standard followed:

Approved Document M (2004)

Philosophy and Approach

The existing building is proposed to be re-developed.

Key access of the design

The site levels are fairly constant and will not cause any concern for disabled access externally around the building perimeter. The driveway will be located in close proximity to the main entrance.

There will be 1 in 20 level access into the building.

The flats are all on the same level with all accommodation step free.

The new dwelling will have to conform to the full requirements of the Building Regulations Part M.

Sources of advice and consultation

Approved Document M of the Building Regulations.

Nature and impact of environmental constraints

There are no environmental constraints limiting access.

Proposed Solutions for overcoming identified constraints

None required under Building Regulations.

What steps have been taken to ensure this information is made available to building occupiers

N/A

Additional material information

None.