



DESIGN & ACCESS STATEMENT

In respect of
**26-28 Racecommon Road,
Barnsley,
S70 1BH**

DESIGN AND ACCESS STATEMENT

1. Introduction

This Design and Access Statement accompanies a Full Planning Application for the conversion of the existing upper floors only to form two self-contained residential flats at 26–28 Racecommon Road, Barnsley, S70 1BH. The ground floor commercial mixed-use unit is retained.

The statement explains how the design has been informed by the site's physical characteristics, its town-centre context, and the need to clearly separate residential and commercial uses. The proposal represents an efficient reuse of previously developed land and supports sustainable town-centre living in an accessible location.

2. Amount

The amount of development proposed is limited to the reuse of the existing upper floors to provide two residential flats. No additional floorspace is created beyond that already contained within the existing building envelope. The scale of development is appropriate to the site and reflects the established pattern of residential accommodation above commercial premises along Racecommon Road.

3. Layout

The internal layout of the flats has been designed to respond to the existing building form and structural constraints. Rooms are arranged to maximise usable internal space while providing a functional and high-quality living environment for future occupiers.

Residential access is taken from the rear of the building, ensuring a clear and logical separation from the ground floor commercial unit and avoiding conflict between uses. Circulation routes are simple, legible, and contained within the existing fabric of the building.

4. Scale

The scale of the development remains entirely unchanged from the existing building. No increase in height, massing, or footprint is proposed. The conversion of the upper floors is therefore fully in keeping with the scale of surrounding development and the wider town-centre context.

5. Appearance

The overall appearance of the building will remain largely unchanged. Any external alterations are minor and limited in nature, with shopfront changes restricted to rationalisation and discreet security measures only, as the residential entrance is provided from the rear.

Materials will match or complement the existing building, ensuring that the proposal sits comfortably within the existing streetscape and preserves the established character of Racecommon Road.

6. Landscaping

No significant landscaping works are proposed. The site is located within a dense town-centre environment where hardstanding and built form dominate, and opportunities for meaningful soft landscaping are limited. Any minor external works will be confined to the rear access and parking area where required.

7. Access

7.1 Vehicular and Pedestrian Access

Vehicular and pedestrian access to the residential flats is provided from the rear of the site, utilising existing access arrangements. This approach maintains an active commercial frontage at street level and ensures safe and convenient access for residents.

The rear area accommodates two off-street parking spaces, a dedicated EV charging point, and secure cycle storage, all positioned for ease of use by future occupiers. The provision of EV charging and cycle storage supports sustainable travel choices appropriate to the site's town-centre location.

7.2 Inclusive Access

The proposal involves the conversion of an existing building, and full inclusive access to the upper floors is not achievable due to the constraints of the existing structure, including a steep existing stair and limited scope for alteration.

Inclusive access has therefore been considered where reasonably practicable, in accordance with Building Regulations and relevant guidance. No works are proposed that would worsen the existing access arrangements, and the approach is considered proportionate given the nature of the building and the scope of development.

8. Conclusion

The proposal represents a site-specific and proportionate design response that makes effective use of the existing building. The development provides high-quality residential accommodation on the upper floors while retaining the ground floor commercial use, supporting mixed-use town-centre activity and maintaining the character and function of Racecommon Road.