07-17-14-1-1069 (HSG 4310) – DESIGN & ACCESS STATEMENT

LOCATION: KEXBOROUGH COMMUNITY HOUSE, CHURCHFIELD AVENUE, DARTON, BARNSLEY S75 5DP

DESCRIPTION: Conversion of existing Community Centre to 4 bedroom detached house, and associated works.

Kexborough House Community House is a detached building located in a residential area of mostly Social Housing. There are some privately owned residential properties in the area. The property is currently vacant.

The building was formerly a Police Station and was extended and converted for community use as a basis for estate activities, with offices for community groups on the first floor. The majority of these groups have relocated to alternative accommodation more suitable to their requirements.

Kexborough Community House had its own Management Committee. Demand and use of the Centre has been in decline for a number of years and in 2012 the Management Committee decided to hand the building back to Berneslai Homes.

The nature and location of the building lends itself to residential use as a large four bedroom detached family house, with the option of wheelchair access and ground floor facilities for a person with a physical disability. In consultation with Berneslai Homes letting team there is clear identified demand for this size property in the Kexborough area.

The present building is a traditional cavity brick construction with pitched tiled roof. The existing brickwork to the whole building is a red colour, the roof tiles are also red. The windows and external doors have all been replaced with white UPVC.

Fixtures and fittings will be removed from the ground and first floor rooms and replaced with more ’homely’ fittings. The rooms will be re-configured, and a new front door added. There is off-road parking for about 5 vehicles in the existing external layout. This will not change as there will be minimal external works done to this property.