

**26 Doncaster Road
Barnsley
S70 1TL**

Proposed Change of Use to B1, B2 and D2 Usage Classes

114-16-P-D&A

23rd February 2016

DESIGN AND ACCESS STATEMENT

The property is a three storey former Victorian workhouse whose most recent use was that of a 'hostel for the homeless' in 1998.

Since then, the property has stood empty and largely derelict apart from a part which continues to be used by the owner (and applicant) as his own residence.

Recently, the owner has received expressions of interest from parties wishing to use part of the property for a range of diverse activities including education, skills, wooden furniture assembly, leisure (fitness and yoga).

The building can be modified to accommodate various sizes of room but initially, it is intended to sub-divide the building into eleven discrete and self-contained (other than toilets) units using the existing internal walls, staircases and corridors so externally, there will be no change in design to the building itself.

A new bin store and car park for thirteen vehicles will be provided within the curtilage of the site as shown on drawing 114-16-P-SITE.

There are currently two means of accessing the building namely via Doncaster Road or Lambra Road as shown on drawing 114-16-P-LOCATION.

The Lambra Road access is the one currently used by the local authority for bin collections from the rear of properties located on Doncaster Road.

The other access is via Doncaster Road itself.

Neither means of access will be changed as part of this proposal.