Design and Access Statement

Highgate Club
140 Barnsley Road, Highgate, Goldthorpe, Rotherham. S63 9AP

Proposed Change of Use to Add A5 (Hot Food Takeaway) To The Existing A4 (Drinking Establishment) Already On Site.

The proposed development for which planning permission is being requested from Barnsley Metropolitan Borough Council is the addition of Use Class A5 Hot Food Takeaway to the existing A4 already established on site. The application is at the request of Barnsley's MBC own Environmental Health Department. No new additional building works will be required as permission for the works was granted under Application Reference 2014/0871 Dated 25th September 2014.

The planning application site is located off Barnsley Road close its junction with Highgate Lane and Nicolas Road. The area around the club is mainly residential but an infant school; old people's home and petrol filling station are close by. Barnsley Road was up-until the construction of the new by-pass the main road linking Doncaster to Barnsley. The site has been used to accommodate Highgate Working Men's Club since 1932. This closed in 2013 when the new venture Highgate Sports and Social Club was formed and started to trade from the existing club premises.

The proposed "Change of Use" forms part of the ongoing reinvestment by the current management to keep the club part to the local community by providing facilities and services required by the community which are not available elsewhere.

The new catering kitchen which formed part of the application noted above will in the main provide catering facilities to be used by the club to serve food at functions etc. hosted by the club. However it is now believed that some meals may be served off site, which according to the Environmental Health Department requires a Change of Use application to establish A5 Use Class on site.

The existing site access and egress will be retained; the proposed alterations to the internal areas and the elevation onto Barnsley Road will have no impact upon how the site works and current site layout.

The overall effect on the existing infrastructure such as roads schools etc. will be minimal as the site is currently used has a club; the works are cosmetic to suit the requirements of the club going forward.