

**DESIGN AND ACCESS STATEMENT IN RESPECT OF
A PLANNING APPLICATION FOR 'CHANGE OF USE' TO
A3 and A4 USE, TOGETHER WITH A STAFF FLAT.
THE DAVIES BUILDING, 4 GEORGES YARD, BARNSELY.**

ASSESSMENT OF CONTEXT

Physical

Surroundings

The area is zoned 'Central Shopping 1' as shown in the town centre map of the Barnsley UDP. PolicyTC 51 applies as does policy TC 59 'Comprehensive Retail Refurbishment'. The site also falls within a conservation area and Policy TC 17 applies.

The site has a frontage to George Yard which has undergone a comprehensive scheme of refurbishment and enhanced pedestrianisation in recent times. There are existing established bars and restaurants within George Yard together with other retail establishments. An entrance into the recently completed civic hall development is also approached from George Yard.

The site is in a prominent location with pedestrian links direct to the adjacent shopping arcade, Market Hill and Hanson Street / Mandela Gardens.

Site

The building is a substantial 3 storey stone built structure with an interesting and traditional warehouse aesthetic facade. It is the intention to retain this facade with the exception of a minimum amount of re-modelling in the vicinity of the new entrance. The building has been empty for some years but has recently had some essential repair works carried out including stabilising the original structure.

The building's principal elevation faces George Yard, the remaining three elevations adjoin existing adjacent property.

There is no car parking associated with the building, as is the case with most town centre retail establishments. The building is not listed but is located within a conservation area.

Social

The proposed change of use will ultimately add to the choice of eating and drinking establishments within the town centre. The refurbishment of this up until recently run down building, will enhance the pleasant environment that George Yard offers.

There will inevitably be an impact on local services but these will not be of a significant nature in this town centre location.

Economic

During the re-development phase there will be an opportunity to create jobs for construction workers but these will be of a temporary nature. In the longer term, there will be permanent jobs created and the business operating from the premises should help the area remain commercially buoyant.

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Planning Policies

Current planning policies which will be relevant to this proposal are listed below

TC 17, TC 51, and TC 59.

INVOLVEMENT OF COMMUNITY MEMBERS

Due to the scale of this project and the fact that the application is for a change of use only and does not involve any new built development, consultations with community members have not taken place.

DESIGN

Use

The site is currently vacant and contains an existing building which will be refurbished along with the retention of the existing facade.

Amount

It is proposed to create a single cafe-bar establishment with an associated staff flat on the upper floor. The floor area of the building will remain unchanged.

Layout

This application is for a change of use to a cafe-bar / restaurant. Public areas will be located on both the ground and first floor levels with the kitchen and a staff flat located on the second floor level.

The external walls of the building are also the site boundaries and there is no proposal to vary the footprint of the building.

The entrance to the building will be directly off George Yard and will utilise an existing entrance that will be modified to create an entrance which will be DDA compliant including where necessary a localised lowering of the existing ground floor level down to external footpath level.

Scale

The scale of the building and it's relationship with adjoining development will remain unchanged.

Peter Dimberline Limited

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Landscaping

There are no external areas beyond the footprint of the original building and as such there will be no possibility of creating any external landscaping.

Appearance

The external appearance will remain unchanged with only minor modifications to entrance door apertures. New traditional timber windows and doors will be installed within the existing masons openings and the whole elevational refurbishment will enhance the current 'run down' appearance of this interesting building.

Access

There is an existing vehicular access to the front of the site from Hanson Street into George Yard. This is an adopted pedestrianised access and not within the applicant's ownership. Access into the building itself will be DDA compliant.