Design & Access Statement for Che Bar & Coco Nightclub (formerly Livingstones) No. 34 Peel Street, Barnsley, South Yorkshire S70 2 QX – Full plans, Planning Application:

A. Design principles and concepts that have been applied to the development.

(i) **Amount**

The design principles for the internal floor space are pre-set in that the fit-out is a upgrade of an existing trading bar (Livingstones) re-designed and re-branded (Che Bar & Coco Nightclub) to attract more customers to maximise the business potential & profit.
The existing first floor void is to be infilled to create a distinct separation of ground floor and first floor trading entities/music policies and create better general circulation at first floor level around the new bar area and ease congestion on the centrally located dancefloor.

(ii) **Layout**

The modified frontage which forms the basis of the planning application is a upgrade of existing finishes. The main entrance doors located on Peel Street are to be repositioned to the side elevation to generate better circulation internally at ground floor level and allow doorstaff to dually manage customers accessing the external smoking smoking area.
The doors will maintain their level entrance characteristics. Existing pay desks will be relocated internally, accordingly, and queue control externally managed from within the site boundary to ease spillage onto the public footpath.
Due to relocating the main entrance doors the existing position will be brick infilled to match existing bricks up to stallriser height and existing ground floor windows repositioned over.Where existing windows are removed will also be brick infilled to match existing.
Existing first floor balcony doors/ windows are to be repositioned by approximately 1m to forward position and fitted behind existing balcony ballustrading.This design amendment is required to ease internal circulation around the first floor, centrally, located dancefloor.The doors/windows are to locked and screwed permanently shut as agreed with The local EHO in respect of limiting both noise breakout and potential misuse by customers.
A secondary entrance from gound to first floor level will also utilise one of the existing escape doors on Peel Street allowing queing along the front elevation of the building

(iii) **Scale**

The height and width of the frontage is again preset as is a existing building and the new proposals generally maintain the height and width aspect/ratio. The new re-branded signage letters replace the old onto the existing fascia to Peel Street with new signage accentuating the new main entrance.
The relocated main entrance utilises existing fire exit doors which are to be inset within the lobby to improve access.Height and scale of these doors are as existing planning approvals.The scale of first floor balcony door/windows are as per existing and the visual appearance will be insignificantly altered.

(iv) **Landscapes**

Not considered as non-present

(v) **Appearance**

The appearance of the building frontage is considered crucial to the business success of the venue. The design criteria is that it should be "friendly" and inviting and this look to be carried through into the internal appearance. The existing finishes are to be "uplifted" and renewed where appropriate.The new entrance doors are to be restained and polished with a lacquered finish.

B. How issues relating to the access to the development have been dealt with:-

Because the building is existing, there have been no new considerations to access relating to local development documents. The building is located at Peel Street, which is in a permanent position in Barnsley town centre and as such benefits from all the local services provided by the Borough Council.

Consultation/discussion has been with JHA (Approved Building Inspectors) for compliance with the Building Regulations A.D.M 2006 in respect of the entrance doors in terms of width, opening force, materials and visibility and are considered D.D.A compliant.
Regarding first floor ,relocated, balcony doors/windows –control and noise issues have been agreed with Sarah Newman (Barnsley Senior Environmental Health officer).

Glyn Dyer
Project Design Manager
The Brook Group