

Design and Access Statement

in relation to Proposed Change of Use from part Warehouse B8 to Shop A1 and Coffee Lounge A3 at:

The Old Picture House, Greenside, Mapplewell
Barnsley S75 6AU

1. Introduction

- i. The application site is situated on Greenside Mapplewell Barnsley S75 6AU.
- ii. The site frontage slopes from left to right from the highway, the building was previously a picture house built in 1926 and opened in 1927
- iii. The site is defined with a veterinary surgery to the north and a public house to the south and residential housing to the rear, the building is currently used as storage and distribution for vending operations.

2. The Proposal

- i. The proposal is to convert part of the existing space to form a flower and gift shop and also form a new coffee lounge with a new raised balcony area , the existing first floor office space remains.
- ii. The proposed new shop will have a floor area of 63m² and the proposed new coffee lounge and balcony will have a floor area of 185m².
- iii. The proposed layout seeks to make valuable use of the former picture house , to renovate the building internally and externally and provide additional shopping and leisure activities for the local community, there will be no overshadowing or overlooking of any surrounding properties .
- iv. All proposed external renovations will be in keeping with the existing building with all new materials to match existing materials.
- v. There will also be amended front access to improve public access for the disabled and wheel chair users.

3. Planning Policy

I understand that the following policies relate to this application:

- i. The National Planning Policy Framework (NPPF)
- ii. Barnsley Local Plan
- iii. CABE Guidance

The following policies are particularly relevant to this proposed development:

GD1 – General Development
D1 – High Quality Design

TC2 – Primary and Secondary Shopping Frontages

TC5 - Small Local Shops

4. Assessment of Proposal

- i. The site is currently a warehouse / distribution centre for vending goods .
- ii. The proposal aims to renovate the existing picture house to its former glory and introduce a flower / plant / gift shop with proposed community craft days and coffee lounge for community use
- iii. All mains services including, gas, electric and water are contained within the site.
- iv. The proposal has been designed to meet the amenity standards set out in the Councils Local Plan with regards overlooking, overbearing, and over shadowing.
- v. The scheme will improve the appearance of the existing building, provide much needed local services and also provide new local employment opportunities for 5 full time staff, 7 part time staff and 3 Apprentices.
- vi. The proposed change of use will also reduce the amount large vehicle deliveries to the site.

5 Conclusion

1 The new part proposed change of use and extensive renovation works will make excellent utilisation of a sustainable location with good transport links and access to surrounding towns, villages and the community

2 The proposed renovation works and new shop front will provide a much improved visual enhancement to the site

3 In the absence of any identifiable harm being caused to the interests of acknowledged importance, it is recommended planning permission be granted in respect of this scheme.

The Old Picture House Front Elevation



The Old Picture House Side Elevation

