
SUPPORTING STATEMENT/ DESIGN AND ACCESS STATEMENT

**PROPOSED CHANGE OF USE TO FORM FITNESS SUITE, FORMER
CLOTHING DIRECT, PEEL PARADE/ SHAMBLES STREET, BARNSELY**

The proposal is to convert part of the existing building to a fitness suite with open plan gymnasias, studio changing facilities and supporting offices.

The site is located between Shambles Street (to the North) and Peel Parade (to the South). The site is classified as being within the town centre. The application site occupies part of the second floor within the larger building, which spreads over 3 floors in total. The ground and first floor below consists of a part storage/ warehousing and part multi storey car park facility, with the remainder of the second floor comprising additional redundant office/ storage space (to the west of the second floor plan). The existing building is constructed in a concrete/ steel frame and is finished externally in a combination of facing brick and cladding panels.

The application site is currently redundant and has been empty for approximately 10 years, the building was previously used as a large discount clothing store. The building can currently be accessed from Shambles Street to the North (pedestrian access only) and from the second floor car parking area which is accessed via the main car park entrance on Peel Parade (vehicular and pedestrian access available). There is also a pedestrian ramp allowing access from the first floor of the multi storey car park (level below access floor) which accesses the entrance from the car park as indicated on drawing number 11 33 01A. The second floor car park currently provides 38 spaces approximately, with further spaces on the first floor. The second floor car parking area is currently not in use.

The surrounding area is predominantly occupied by a combination of commercial and retail buildings, with some offices and large hotel opposite.

The internal area relating to the application equates to approximately 1900m² in total.

To the north the site is bounded by public footpath on Shambles Street, to the east by adjacent retail outlet/ small private car parking facility. To the South the property is bounded by Peel Parade, with Commercial/ Retail outlets beyond and to the west by private car parking facility and retail premises.

The proposal is to provide an open plan fitness facility with ancillary studios providing space for dance, aerobics and spinning classes. Male and female changing facilities will be incorporated for customers.

The 2 existing main entrance points will be retained to create a pedestrian access from Shambles Street and a separate access for customers accessing the facility by vehicle.

Our client has an agreement with the owners of the building for the top floor car parking area to be the sole use of Competition Line customers. The existing car park will be surfaced, as the existing topping is dilapidated and potentially hazardous. Additional public car parking spaces will be available for customers on the first floor car park level. The top floor main entrance will be located directly from the car parking area to the west.

Externally there is very little change other than the installation of 2No windows to the South elevation, due to the difference in ground level these windows will be approximately 6 metres above ground level. A further 2No windows will be installed to the North elevation, which will be in closer proximity to Street Level, approximately 1.3 meters above street level.

Internally, the layout will be adapted to provide large open plan fitness suites, changing facilities, reception & office, treatment room, staff facilities and customer consultation rooms.

The building will be finished internally with standard client corporate colours and materials and fully re-serviced to provide new lighting, air conditioning and ventilation systems.

The change of use is for Use Class D2.

Vehicular and pedestrian access to the site remains unchanged from both Shambles Steet and Second floor car parking area.

The site is located within the town centre and is readily accessible for users of public transport and pedestrians.

Access to within the building will be fully compliant with DDA requirements.

The layout of changing and toilet facilities provides accommodation in full compliance with current standards for disabled use but fully integrates the areas within the new layout therefore providing a more inclusive arrangement.

The proposals will bring back into use a large redundant site within the confines of Barnsley town centre.

The proposal will create 15No full time jobs.

The proposed scheme will invest in excess of £1 million in the Barnsley area and provide a high quality facility.

The club will operate on a low cost budget basis and thus prove attractive to customers in the current economic climate.