Building Design Services

APPLICATION FOR VARIATION OF PLANNING CONDITION(S)
FAMILY SHOPPER, FORMER PRINCESS THEATRE,
WEST STREET, HOYLAND,
BARNSLEY, S74 9DU.

SUPPORTING STATEMENT

JULY 2014
REF: 1338SS1

E: jealtd@btconnect.com T: 01226 754507 M: 07944 977439.

JE Architectural Ltd • 23 Windmill Road • Wombwell • Barnsley • S73 8PW.
JE Architectural Ltd, Registered in England and Wales. Registered No: 07685836. Registered Office; 23 Windmill Road, Wombwell, Barnsley, S73 8PW.

Application for variation of Planning condition(s), Family Shopper, Former Princess Theatre, West Street, Hoyland, Barnsley, S74 9DU.

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SUPPORTING STATEMENT

1.0 Context

The property the subject of this variation planning application is an existing commercial building located in the central section of West Street, Hoyland in a corner position at its junction with Broad Street.

The building was the subject of planning application, ref: 2013/1027 at the end of last year which sought a change of use from the previous use as an assembly building (D2) to the current retail use (A1) and the provision of a new shop front and which received a favourable decision on 9th December 2013 with 6No conditions attached with conditions 2 and 6 being the subject of review under this application.

Prior to this the vacant building, known locally as "The Kino", was originally built as a theatre in about 1893 by local builders John Parr and Sons. Latterly it was used as a cinema, then, for a number of years it became a bingo hall before converting again to a snooker hall and then most recently to a function suite and fitness studio.

With it being quite an imposing structure it has served as a local landmark for many years and takes the form of a three storey brick construction under a pitched natural slate roof with timber windows and doors where these have not been built-up.

It has an interesting front (north) elevation with corner pilasters, arched windows and decorative brick features in conjunction with some stone dressings, although some of these remain badly affected by later modifications, particularly the flat roof projection room, which was intended to be removed under the original scheme yet we understand presently remains in place for technical and financial reasons.

The secondary elevations are less interesting and prior to the recent change of use incorporated a number of single storey additions some of which have been removed as proposed by the recently approved scheme, however, the side addition remains and this has been adapted to form an access through-way to the parking area in the rear yard to the south of the site with egress via Broad Street to the west of the site.

Prior to the recent change of use the building was completely vacant and hence contributed little to its surroundings and environs, however, as hoped, the change of use has re-invigorated the building and brought it back in to useful occupation for the benefit of surrounding residents not only in terms of the service it provides but also the employment and training opportunities the new use creates thus, as previously envisaged, maintaining this local landmark for some time to come.

Below we have inserted a pictorial history/representation of the building



View of building shortly after construction



View of vacant building from the north in 2013.



Recent view of building from north-west

Planning policy has been referenced during the design process and amongst other things the National Planning Policy Framework has been reviewed at a national level and at a local level the Borough Council's Core Strategy has been borne in mind, particularly policy CSP 32 in relation to Small Local Shops and general development policies relating to land allocation and "Urban Fabric" within the existing principal town area of Hoyland and its place in the borough's settlement hierarchy. The relevant local SPD's have also been a material consideration including "Shopfront Design".

2.0 Involvement

Pre-application discussions and a site visit have been held with local area planning case officers to compare the current arrangements with the original scheme and establish the differences and where any further approval(s) are required and this has been used to inform the design/ submission process wherever possible.

3.0 Design

The pre-application considerations have revealed that the incongruous additions to the front and side remain as such and until these are removed the aesthetics of the building and functionality of the rear car park are affected.

Therefore, it is proposed to improve this and rationalise these aspects with the original application by removing the side single storey additions and the front interventions to the building to return it to a more original state, as shown on old photo inserted above, thus enabling the restoration of the front (north) elevation alongside the creation of a slightly re-designed shop-front, which is intended, as previously proposed, all-be-it with slightly different proportions to the previous scheme, to be a "clean" modern/contemporary solution finished in slate grey/charcoal to complement the existing brickwork and incorporating integral security shutter concealed behind the fascia.

As previously hoped it is felt that the removal of these incongruous additions will have the effect of scaling back the building and reducing its mass, in particular it is felt that the removal of the projection room from the front elevation will dramatically improve the appearance of the buildings principal elevation.

Matching materials will be used throughout and wherever possible materials from the stripping back will be recovered, cleaned down and set aside to assist with any necessary modifications and making good to ensure the best possible "blending-in" of these works.

Also, these rationalisations enable the peripheral areas to create the access and parking area as originally proposed and the ATM that has been installed during the recent change of use work has been clarified.

As previously noted by the original change of use application, the site has excellent public transport links via the immediately adjoining and directly opposite bus shelters on the primary bus routes to and from Hoyland and Elsecar and Barnsley. Also, the buildings close proximity to surrounding residential areas and the proposed cycle stands at the side of the building should further assist the use of alternative means of transport.

As before, due to the "built-up" nature of the site and its surroundings there remains little opportunity for soft landscaping.

The building still also has the benefit of "level" approach directly off the existing footpath network in conjunction with automatic doors to ensure maximum accessibility.

It is also proposed that the majority of signage on the front elevation will be removed and only the fascia signage and the small directional signs will be re-used when re-modelling the frontage to create something more akin to the original proposals although it is acknowledged that there will be differences from the original scheme due to the retention of the original front projection and the associated internal structures.

The opening hours of the premises, every day of the week, have now also now been confirmed as 06:00hrs to 22:00hrs, Monday to Sunday, in lieu of the previously applied/approved hours of 06:00hrs to 23:00 hrs, Monday to Sunday and whilst considering the above design matters we thought it would be a good opportunity to verify/ confirm this for future reference.

4.0 Summary

The assessments have revealed the main considerations and these have been used to inform the re-design process wherever possible to help formulate alternative proposals that follow the original ethos as closely as the physical constraints of the existing building allow including the re-use and re-invigoration of this local landmark building, the employment and training opportunities the new use provides and the general environmental and sustainability benefits of the scheme.

It is also felt that although the fascia signage remains slightly different from the original proposals it would not appear disproportionate to the scale of the building and in isolation, when all other superfluous signage/panelling etc has been removed along with the other improvements to the front elevation, it would not seem to offer the same level of impact that the current arrangements present.

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