

Design and Access Statement

Highgate Club
140 Barnsley Road, Highgate, Goldthorpe, Rotherham. S63 9AP

Proposed Internal Alterations to form a Catering Kitchen, Serving Area, Over Cladding to Existing Front Elevation and Alteration to Window and Door Locations. Erection of Canopy to Front Elevation and Alteration to Side Entrance and Creation of Secure Children's Play Area.

The proposed development for which planning permission is being requested from Barnsley Metropolitan Borough Council is the external alterations to the existing front elevation that looks out onto Barnsley Road, internal alterations and the alteration to the existing rear access into the Concert Room; which consist of the following works:-

- Over cladding of the existing face brickwork with new decorative brickwork panels
- Erection of a new canopy to replace the existing smoking shelter. The existing shelter is to be retained altered and relocated on site. The new canopy will incorporate a central "cathedral" roofed entrance statement and be open on two sides (front and one side) the third side been glazed.
- Internal alterations to create a catering kitchen to serve the existing club and passing trade. Alterations to the front elevation to accommodate the proposed internal alterations.
- Alterations to amend the layout and appearance to the existing side (rear) access to the Concert Room and the creation of a secure children's play area on the area of the site currently underutilised.

The planning application site is located off Barnsley Road close its junction with Highgate Lane and Nicolas Road. The area around the club is mainly residential but an infant school; old people's home and petrol filling station are close by. Barnsley Road was up-until the construction of the new by-pass the main road linking Doncaster to Barnsley. The site has been used to accommodate Highgate Working Men's Club since 1932. This closed in 2013 when the new venture Highgate Sports and Social Club was formed and started to trade from the existing club premises.

The proposed works are part of the ongoing reinvestment by the current management to keep the club part to the local community by providing facilities and services required by the community which are not available elsewhere.

The cosmetic works to upgrade the front elevation to create a welcoming and easily identifiable main entrance to the club will have no impact to the surrounding area. The provision of catering will have a major impact on the clubs ability to host weddings, birthday parties etc. which going forward will help to ensure the clubs financial sustainability. The creation of the secure children's area at the rear of the site will strengthen the family offering which again is crucial to the clubs success going forward. The proposed alterations to the rear access will allow access to this room without the need to go through the main Games Room and public bar. This will widen the appeal of this room to other community groups who would not wish to be exposed to the public bar area.

The proposed works will have little effect to the size or mass of the existing building on site. The materials used in the construction of the existing building are buff or brown face brickwork under a (in the main) a tiled pitched roof. Later extensions to both the side and front elevations have been constructed in similar face brickwork but with flat roofs. The existing windows are white upvc double glazed units. The plan is to over-clad the existing brickwork (front elevation and part of the side elevation only) with new brickwork cladding panels. Samples are to be provided and agreed with the planning officers prior to works commencing on site. The new white upvc windows will match the existing.

The new catering kitchen will have an extraction system that will be taken through into the existing roof space and vent out to the open air via the roof mounted "dovecote copula" to minimise the visual impact of the extraction system.

The existing site access and egress will be retained; the proposed alterations to the internal areas and the elevation onto Barnsley Road will have no impact upon how the site works and current site layout.

The overall effect on the existing infrastructure such as roads schools etc. will be minimal as the site is currently used has a club; the works are cosmetic to suit the requirements of the club going forward.