Design Statement

Project : Change of Use of Ground Floor of Former Working Mens Club to Apartment including the Demolition of Existing Concert Room and WCs to create Amenity Space
At : 31 School Street, Hemmingfield, Barnsley.

INTRODUCTION

The club itself has not been used for a few years now and is currently boarded up and fenced for security reasons. The applicant also owns the adjacent detached house [31a School St] which is rented out.
The building is falling victim to vandalism and the application is made to bring the building back into a full and viable use.

PHYSICAL CONTEXT

The property occupies a fairly prominent position on School Street close to the junction with Cemetery Road. The front wall is up the back of footway, with the front door being accessed directly off the footway.
The building is practically hemmed in by relatively new residential properties on all three sides, and is a survivor of the former street scene some eighty years previous.
The existing premises comprise three fundamental elements.
A relatively large, single storey open former concert room with male and female toilet facilities occupying the majority of the site at the rear.
A ground floor bar and lounge with a separate front room “snug” being the former “seated drinking” areas, and upper floor accommodation, accessed from the front door onto School Street comprising living room, kitchen, two bedroooms and a bathroom.
Externally there is a tarmac yard area now shared with and mainly utilized by the adjacent house for parking.

SOCIAL CONTEXT

The former working mens club is no longer in use, and in a social context its role is replaced by the “Albion” public house a few doors away.

USE

The proposed use relates directly to the recent residential developments, converting the disused building into an asset to the general benefit of the locality. The application covers only the ground floor as the first floor is already residential accommodation in its own right.

LAYOUT

The building is situated up to the edge of the footway.
The removal of the concert room generates valuable space which is to be used for parking, vehicle turning and amenity space in connection with the two apartments. The additional space also benefits the existing first floor apartment and adjacent dwelling in creating off street parking, and space for vehicle turning, neither of which are presently satisfactory.
The first floor apartment access is retained as existing off School St., but with minor internal modifications to the layout ti take advantage of the improved rear aspect,.
The newly formed ground floor apartment is accessed from the rear and provides satisfactory two bedroom accommodation within the confines of the existing shell of the building.
The existing feature window and doors on the front elevation are to be preserved, intact.

SCALE
The scale of the building is arguably enhanced by the removal of the concert room which could perhaps be construed as over intensive development within this confined boundary.
Regarding neighbouring properties, they benefit by the positively reduced scale.
The scale of the existing two storey section of the building, likewise, is certainly not impaired, as no alterations to the main frontage section of existing building form, in terms of height or profile are proposed.

LANDSCAPE
The proposals provide scope for limited landscaping in the amenity areas, which previously did not exist.

APPEARANCE
The appearance of the building and the street will benefit from the reinstatement of the windows, front door and the revitalizing of the building through reoccupation.
It will dovetail into the residential developments which surround it. It is intended to remove the chimneys as the flues are redundant and the structures themselves create something of a maintainence and internal special problem. This however reflects the rooflines of the more modern adjacent dwellings.

DESIGN CONSIDERATIONS
Account is taken of both Local and national policies relating to special standards and care has been taken in preserving the street scene.
The proposals are relatively modest in nature and are intended to have little, if any, impact on the area whilst providing valuable additional accommodation with amenity space, improving the existing access and improving the inter relationship of surrounding properties.

ACCESS
The access facilities to the building remain, in principal unaltered, the rear access to the ground floor apartment simply replacing that into the former concert room. The numbers of pedestrian and vehicular traffic and potential hazards being substantially reduced from the previous use as a working mens club. The proposals will have a beneficial impact on the turning space and access to the adjacent detached dwelling as well as off street parking to the existing first floor apartment.