

Design and access statement

Job No.1361

Demolition of 6B Market Street and Construction of new Convenience Store, Hoyland.

The Site

The site is situated off Market Street, part of the retail hub of Hoyland, Barnsley. The existing building, which currently sits on the plot, is a former cinema building, converted to a retail shop on the ground floor and a licenced bar and function room on the two upper floors.



Although the existing building is of an attractive nature within the street scene, the layout is not conducive to a retail establishment. The original building is not listed nor of specific heritage interest. Therefore the proposals set forth in this application seek to remove the extant build form and replace it with a retail unit more in keeping with the neighbouring properties and better designed to incorporate a retail establishment.

The street has a mix of retail and residential properties with an open market opposite the site, however the majority of the retail units are clustered together around the South East of the street, where the former cinema is situated.



The existing former cinema and surrounding site.

Site Planning-

During the design process the retention of the existing building was explored, however it soon became evident that the layout and structural form were not conducive to a conversion, which would allow productive retail possibilities. Therefore a new building is proposed to replace the existing.

- 1 **Siting.** The proposal is to locate the new store on the footprint of the existing building with additional storage to the rear. The position is fairly prominent on the street scene and will encourage trade to this part of the centre. The positioning on the site would not be significantly different from the current building and therefore would not pose a threat to the current character of the street. The access to both the front and rear of the property mean that easy accessibility for customers and deliveries are achieved. The floor

levels of the shop and store are left largely unchanged so that minimal disruption is caused to neighbouring buildings with a goods lift integrated to overcome issues of level change.

- 2 **Form.** The building is functional, a simple retail envelope to facilitate efficient store planning. This functionality drives the design however the aesthetic of the building envelope has been carefully considered to sit harmoniously in the street scene. A traditional two storey element to the front, mirrors the buildings immediately adjacent with similar eaves and ridge heights. The appearance of having retail at ground floor and residential above is common to many shops in the local vicinity and has therefore been reflected in the design, although the first floor area is for visual purposes primarily and will not be utilised as a dwelling. A large glazed frontage is not out of place in a commercial hub such as this and will help the trading of the retail unit. The rear storage areas/rear of the shop have been kept simple in terms of design and materiality to reflect the nature of surrounding buildings and also the meets the requirements of the client.

- 3 **Materials.** The proposed palette of materials is adopted to reflect the materiality of the existing building and the surrounding retail units. By using a mix of natural coursed stone and grey slate to the shop frontage, the building sits harmoniously within the context of Market Street. A simple material palette of red brick walls and a flat roof to the spaces at the rear of the building are reflective of the buildings in the immediate area and the current built form.

Parking

The commercial town centre location of the scheme negates the requirements for customer parking as there are good bus links and free public car parking to the South of the site along Southgate and to the east off Mallin Croft. It is anticipated that the immediate local community will be the main users of the building and as such would use public transport, be on foot or would use the surrounding car parks to utilise all of the facilities of the town centre.

Three staff parking spaces have been incorporated into the design and cycle provision has been allowed for within the curtilage of the retail unit.

Accessibility

The proposal will be built to be fully compliant with Part M of the building regulations and current DDA legislation. Adequate means of escape have been incorporated into the design to meet building regulation requirements. Waste storage has been designated to the rear adjacent to the store room and is accessible from the main road.

Conclusions

In replacing the current former cinema, the intention is to provide a building, which the people of the surrounding communities can use and which will endeavour to keep business in the local area. Through a considered use of materials and design style, the scheme sits comfortably in the area and will allow the building to function better without compromising the character of the Hoyland commercial centre. The proposals set forth will provide a local amenity and encourage the area to grow economically rather than potentially letting this building fall into disuse.

The proposals set forth are in line with the council's policies on shopping areas, specifically with regard to policy HN15. Policy HN15, specific to the Hoyland community area, states:

IN ACCORDANCE WITH POLICY S1, RETAIL DEVELOPMENT WILL NORMALLY BE ENCOURAGED TO LOCATE WITHIN THE FOLLOWING PRINCIPAL SHOPPING/COMMERCIAL CENTRES AS DEFINED ON THE PROPOSALS MAP

By utilising this site and creating a convenience store for the local community the scheme will bring further economic growth to the community and provide employment for the people of Hoyland. Although the loss of the existing building is not desirable, the greater gains of increased employment and a thriving commercial centre will outweigh any loss, with a design which is not detrimental to Market Street.

