

CONCORDE BGW

Palmer Street
Hyde Park
Doncaster
DN4 5DD

**SITE:**

Soho Music Institute
16-18 Shambles Street
Barnsley
S. Yorkshire
S70 2SW

1st Sept 2023

**DESIGN AND ACCESS STATEMENT PROPOSAL FOR ALTERATIONS TO
CHANGE THE MAIN ENTRANCE CONFIGURATION, AND REPLACEMENT OF
INNER & OUTER MAIN ENTRANCE DOORS**

EXISTING BUILDING AND ITS CONTEXT:

Soho Music Institute is a high street public house located within the town of Barnsley, South Yorkshire. The site is located on Shambles Street in a prominent town centre position, with easy access to surrounding transport links such as the M1 south to Sheffield or north Leeds; the A635 east towards Doncaster or the A628 west leading towards Manchester.

Soho Music Institute is a two-storey building from roadside, with the main entrance on the front elevation of the building just off Shambles Street. The building is formed of red brick generally, with painted render finish at the ground floor level of the front elevation.

The building has a basement level trade area which is accessed separately from the rear elevation; the building also has a roof terrace trade area which is accessed separately on the front elevation.

Internally, Soho Music Institute (ground floor trade area) benefits from an open plan internal layout with the bar servery to the rear of the trade area, and a raised area to the left rear corner.

DESIGN AND ACCESS:

Soho Music Institute's entrance constitutes 2 pairs of aluminium framed glazed doorways and is located to the right side of the front elevation of the building off the main road, Shambles Street, ideal for local passing trade on foot.

There is also a secondary doorway on the front elevation, this serves as the emergency exit route from the building's basement level (separate) trade area; this doorway also contains a staircase for access up to the site's (separate) roof terrace trade area. This doorway is positioned to the left of the main entrance into the ground floor trade area. There is no direct access to the roof terrace from the ground floor or basement level trade areas. When lower and upper trade areas are closed the doorway is secured by a roller shutter. All three trade areas are operated separately.

Soho Music Institute is situated on a main high street surrounded by many other town centre amenities including local and civil businesses, many bars, restaurants and shops, therefore the public house is open to surrounding competition and will also benefit from passing trade.

The proposed works to the existing public house will be located to the front elevation, allowing for a new set of doors to replace the out-dated aluminium framed doors and works will improve the kerb appeal of the main entrance.

STATEMENT OF INTENT:

It is our client's intention is to create a more visually appealing main elevation and enhance the entrance to the ground floor trade area. The development aims to improve the external aesthetics of the space aiming to appeal to passing and local trade, attracting new and existing customers to visit Soho Music Institute.

The proposal at Soho Music Institute will include the removal of the 2 sets of existing aluminium framed double doors to the right side of the front elevation. The right-hand set of these 2 sets of doors will be completely removed and blocked up to the front of the existing porch space, with a painted rendered finish externally and this will form a store room internally.

The remaining left double doorway will become the main entrance with new timber framed glazed inner lobby doors, plus a bi-folding set of outer doors, which shall be pinned back during trade hours, to signal the site being open.

The proposed works have been designed to suit the appearance of other existing bi-folding full length windows at the left side of the front elevation.

Our client intends to comply with all current regulations and good practice.

Sources

We have referred to:

1. Current building regulations for the proposals of this scheme.