



**PROPOSED CHANGE OF USE AND SHOPFRONT
FORMER PRINCESS THEATRE,
WEST STREET, HOYLAND,
BARNSELY, S74 9DU.**

DESIGN AND ACCESS STATEMENT

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

DESIGN AND ACCESS STATEMENT

1.0 Context

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

The building, often known locally as “The Kino” and used as a neighbourhood landmark, was originally built as a theatre in about 1893 by local builders John Parr and Sons, and was later used as a cinema, then, for a number of years as a bingo hall before becoming a snooker hall and more recently a function suite and fitness studio, is 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 have been badly affected by later modifications, particularly the flat roof projection room. The secondary elevations are less interesting and incorporate a number of single storey additions.

There is a yard area at the rear (south) that wraps around the side (east) elevation and this is accessed via a gated entrance of Broad Street at the south west corner of the site.



View of the existing building from the North.

Following the recent closure of the fitness studio the building is now completely vacant and hence contributes little to its surroundings and environs, however, it is hoped that the proposed change of use and associated restorations will re-invigorate the building and bring it back in to useful occupation for the benefit of surrounding residents thus maintaining this local landmark for some time to come.

Planning policy has been used to inform the design process and amongst other things reference has been made to the National Planning Policy Framework 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 have been held with one of the local area planning case officers to consider the general principles of the scheme and this has been used to inform the design process wherever possible.

3.0 Design

Primarily the subject of this application is to establish the change of use of the building from its current use class, which we understand to be D2, assembly/leisure to the proposed general retail use class A1, throughout the ground floor of the existing building.

It is proposed to effect this by removing all the single storey additions and more recent interventions to the building to return it to its basic footprint and enable the restoration of the front (north) elevation alongside the creation of the proposed shopfront, which is intended to be a "clean" modern solution finished in slate grey/charcoal to complement the existing brickwork and incorporating integral security shutters concealed by a "flush" fascia.

It is also hoped that the removal of these incongruous additions will have the effect of scaling back the building and reducing its mass, in particular the way the front elevation "looms" over the footpath to West Street to the north, also enabling the creation of a pedestrian "forecourt" incorporating facility for the secure parking/storage of customer's cycles.

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, although we have indicated on our proposals how the peripheral areas of the site could enable a one way access system to be established for vehicles, alongside the creation of a few chevron parking spaces at the rear, once the “extensions” to the east and south have been removed, we do not anticipate this to be the primary means of people accessing the building.

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 beyond.

Also, there is the fact that the surrounding residential areas are in close proximity enabling the vast majority of potential customers to approach the building as pedestrians, much like the clients have discovered at their existing store in Elsecar, further contributing to the sustainability of the proposals.

It is also felt that such an access solution would enable the applicants to service the building with stock as they do at their existing store with their own long wheelbase “transit” style vehicle with goods from the cash and carry obtained direct thus allowing them to obtain the best “deals” for their potential customers.

Due to the “built-up” nature of the site and its surroundings there exists little opportunity for landscaping, however, the “forecourt” allows some scope for the integration of a degree soft landscaping, if this was felt beneficial to the scheme during its considerations.

Any potential secondary uses for the upper levels of the building are reserved for future consideration, to enable the establishment of this primary use.

The proposed retail use will also benefit from “level” approach directly off the existing footpath network in conjunction with automatic doors to ensure maximum accessibility.

4.0 Summary

The assessments have revealed the main considerations and these have been used to inform the design process and have helped to formulate a proposal that we feel enables the sustainable re-use of this local landmark building with its restoration and general improvement in appearance and as a result it is hoped that the scheme will be viewed favourably during the planning process.

J E Architectural Ltd