

Design & Access Statement

Ash Inn

105 Wombwell Ln

Wombwell

Barnsley

South Yorkshire

S73 8EP

Contents

1.0 Introduction

2.0 Site Analysis

2.1 Location

2.2 Existing Site Photographs

3.0 Document Preparation Date

4.0 Amendments

5.0 Applicant

6.0 Agent

7.0 Design Principal & Concepts

7.1 Use

7.2 Amount

7.3 Layout

7.4 Scale

7.5 Landscaping

7.6 Appearance

7.7 Access

1.0 Introduction:

This design statement has been prepared to support planning portal application Ref: PP-03748840

Works involved within this application are to apply for full planning permission for a dining area conservatory and additional toilet provision extensions to the East elevation. Additional car parking spaces to the rear of the building. Additional fencing and external customer walkways to the front of the building.

2.0 Site Analysis:

2.1 Location of site



Site Address : Ash Inn, 105 Wombwell Ln, Wombwell, Barnsley, South Yorkshire, S73 8EP

2.2 Existing External Photographs



3.0 Date of Document Preparation:

22.10.2014

4.0 Date of Amendments:

Original scheme presently submitted

5.0 Applicant:

Wayne Hunt - Punch Taverns

6.0 Agent:

Marcus Gill
Innsight Design Ltd
Unit 9f
Ponderosa Business Park
Smithies Lane
Heckmondwike
WF16 0PR
Phone: 01924 411737
Email: marcus@innsightdesign.co.uk

7.0 Design Principal & Concept

7.1 Physical Context

The building is presently a public house. Owned by Punch Taverns who currently operate around 4,300 quality value branded pubs nationwide. These businesses represent some of the UK's most profitable pubs having been actively re-positioned to exploit the growth in the UK eating out market. In the last two years, this re-positioning has gathered pace, with a detailed focus on improving the operating disciplines, recruiting and retaining the 'best' people, revitalising and developing the brand to meet changing consumer needs and investing in all the pubs.

To help Punch Taverns continue in obtaining the most out of all their pubs changes and improvements must be made and the Ash Inn is no exception. Therefore the proposal to extend the dining area of the restaurant is seen as fundamental to enable this particular site to function to its best potential.

The building itself comprises of a stone structure, painted render, concrete tiled roofs and painted timber windows. There is a large grassed area to the rear of the building which is used as a beer garden. A stone built outhouse / garage is also located on the site in close proximity to the main building as this is used as a store.

7.2 Use

The conservatory extension to the east elevation will help to offer a better dining experience to customers by offering more covers and flexibility. Operationally the increase in space will now suite the specification of the existing kitchen. The

additional toilets and car parking have been included into the scheme due to increase in covers

7.3 Amount

The amount of build items/materials that is outlined for the scheme has been kept to a minimal to ensure there is as little impact as possible on the existing building.

7.4 Layout

The overall layout will be improved internally and externally by the proposed works. Internally the layout will be less compacted giving customers and staff easier access and circulation around the space. Externally, to deal with the increase of people using the facilities inside the building will be altered accordingly with the additional car parking to make sure the balance between inside and out remains even and does not impact on health and safety.

7.5 Scale

The size and scale of the proposed works have been carefully taken into consideration. Having been designed to integrate with the existing structure and not encroach beyond impractical and unsightly building lines.

7.6 Landscaping

Due to the increase of the car parking requirements, landscaping works will have to be carried out to the site. Any vegetation removed due to these works will be done so in a way to have as minimal impact as possible to the existing landscaping scheme. Any new landscaping items required to the proposal will be in keeping with existing in terms of size and type.

7.7 Appearance

The overall aesthetic appeal of the new works have been proposed to tie in to the existing finishes on site. Materials will be carefully chosen to match as near as possible to those already used. One of the main factors taken into consideration is that of integrating 'new' with 'existing' to create unity between items ensuring the overall aesthetics of the new extensions can blend into and relate to their surroundings.

7.8 Access

Access in and around the site will be improved as a result of the proposed works. Offering an area for customers to use in a more controlled and safer environment.