Design and Access Statement for The Strafford Arms



Dated:
October 2013

Type of Application:
This document accompanies a Full Planning application for the proposed works.

Location of Proposed Development:
The Strafford Arms
Park Drive, Stainborough
Nr Barnsley S75 3EW

Applicant:
Punch Taverns
Jubilee House
2nd Avenue
Burton upon Trent
Staffordshire
DE14 2WF

Agent:
Fusion By Design
Rodley House
Coal Hill Lane
Leeds
LS13 1DJ

Description of Proposal

General refurbishment to the public house ground floor interior and external decorations.
Adding new patio area to front elevation with stone bollards, lights, timber posts and rope.
Surface of patio area to be in Buff Addagrip screed.
To the left handside of front elevation the proposal is to add new fully glazed patio/french doors.

Design Component

The Site and Use:
The pub has not been invested in for many years but has been well looked after internally.
The aim is to bring the interior up to date, it is close to the M1 and has constant visitors passing the site due to the shared access to Wentworth castle.

Brief Description
Full internal & external refurbishment with some structural work to create a thro' fireplace. Full refurbishment of ladies and gents WC. New patiodoors, New external dining and patio area.

External.
Full redecoration, maintenance and complete new signage scheme by others.
New lighting, opening up 1 no window to function room area to create patio doors on to new patio area.

Internal.
Retain existing bar servery, complete new backfitting, remove existing over bar.
Remove existing raised area,
Structural works to create through fireplace and better visibility between bar and existing function room,
Opening up existing window to create french door access to patio.



1. Front Elevation.



2. Front Elevation.

Layout, Scale & Appearance:
The external proposals are felt to be in keeping with the existing buildings scale and character. The internal design has been undertakento minimise the effect on the existing structure and layout whilst maximising the commercial potential for the premises which are deemed essential for the business to develop and survive. All details are shown on the drawings attached with the application.

Landscaping:
The proposals to the existing external drinking area will aid in softening the appearance of the building There are no other external works proposed.

Access:

Vehicular: The existing pedestrian access will be maintained and unaffected by this proposal

Pedestrian: The existing pedestrian access will be maintained and unaffected by this proposal.

Effects on the community:
The proposed development seeks to enhance the appearance both internally and externally of this site, not only for local residents and customers but to encourage potential new custom for the business to survive.