

The Monkey Thurgoland

Design & Access Statement

Principle of Development

The Monkey public house is not viable as a modern business and the owner is retiring from the business. The public house has no historic architectural quality and stands close to some residential properties across the Hollin Moor carriageway which gives access to the car park and service areas.

The Monkey has an extensive car park and service area and has land to the rear, historically used as a beer garden and play area. In recent years various "art works" have appeared on the front car park area which has increased its visual intrusion into the Green Belt. The demolition of the public house and its replacement with a small number of family houses will create a well planted environment without the wide expansion of tarmac parking and the further intrusion of picnic tables and outdoor drinking.

Access

Access will be taken to the houses directly from Hollin Moor Lane. The site has adequate sight lines in both directions and is served by a bus route. Overall traffic movements will be minor compared with the unregulated public house use. Each property will have on site parking and a facility to enter or exit in forward gear.

Design

The application is in outline but the *notional* layout shows four family houses (1 six bed and 3 five bed) with integral garages. The houses will be two stories but have bedrooms and bathrooms in the roof space. The density is low as the scheme will be aimed at the higher end of the housing market.

The buildings will be generally in natural stone with some rendered areas to add visual interest.

The overall Green Belt impact will be no greater than the commercial use of the land which is unregulated and recently been the subject of some public concern.

The individual units will meet all planning standards