2920 - Design and Access Statement for The Strafford Arms



Dated:
March 2014

Type of Application:
This document accompanies a Full Listed Building 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

To remove 2no part walls with in building.
1no opening between bar and existing function room, wall to be opened up down to ground level.
1no opening between proposed restaurant area and kitchen, to form kitchen pass.

The Site and Use:

The pub has not been invested in for many years but has been well looked after.
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 as permissions granted in previous applications with 2no further structural openings.

External.
As permissions granted in previous applications.

Internal.
To remove 2no part walls with in building.
1no opening between bar and existing function room, wall to be opened up down to ground level.
1no opening between proposed restaurant area and kitchen, to form kitchen pass.




1. New through fire, permission granted with new full opening between fire and window.




2. New opening between Restaurant are and kitchen to form kitchen pass.

Layout, Scale & Appearance:
The proposals are felt to be in keeping with the existing buildings scale and character. The internal design has been undertaken to 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:
As permissions already granted

Access:
As permissions already granted

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.

Plan Policy Reference:
The proposals will take into account the recommendations pertaining from the National Planning Policy Framework document & in particular Paragraphs: 3. (Supporting a prosperous rural economy) ; 8. (Promoting healthy communities).