Ref: BPD/LED

20th October 2010

PROPOSED RESIDENTIAL DEVELOPMENT, THE FLOUCH INN, HAZELHEAD,

NR. PENISTONE, SHEFFIELD, SOUTH YORKSHIRE S36 4HH.

DESIGN AND ACCESS STATEMENT

1.0 INTRODUCTION.

1.1 This design and access statement has been prepared by Yorkshire Developers Limited on behalf of Mr. David Yeardley and aims to provide sufficient information to accompany a planning application for the dismantling of the existing buildings and the construction of seven detached dwellings and garages at the Flouch Inn, Hazelhead, Nr. Penistone. South Yorkshire. S36 4HH

STEP 1 – ASSESSMENT OF CONTENT

2.0 SURROUNDINGS

Uses

2.1 The proposed development site is located in a rural mixed use area near to the main Sheffield to Manchester road, the A628, there are several dwellings in close proximity together with farms and a light engineering works (on the opposite side of Old Manchester Road on the southern boundary of the site). Whams Road, the A 616 is on the western boundary and this road also forms the boundary between South Yorkshire and the Peak District. The site is within easy reach of Huddersfield, Barnsley, Sheffield, Glossop, and close to Penistone, Stocksbridge and the nearby conurbations of Crow Edge, Millhouse Green, Thurlstone and Langsett.

Buildings/Character.

2.2 The buildings immediately surrounding the proposed development site are mainly traditional stone built and include The Old Flouch that was built circa

1840 and from which the alcohol licence was transferred to The Flouch Inn in 1944. The are some more modern buildings in the vicinity which blend with rural setting, using traditional building materials and these add to the character of the area.

Spaces.

2.3 The area surrounding the development site is made up of farms with grazing land, individual houses that were once associated with the farming community, wooded plantations, open moors and reservoirs.

Access Routes

2.4 The site is on a bus route connecting the local hamlets and villages to Penistone, Barnsley, Sheffield, Huddersfield and Glossop, and trans-Pennine coaches use the nearby A 628 to reach the Lancashire towns. There are primary schools in Millhouse Green and Penistone, both of which have places for more pupils and Penistone Grammar School has places available for older children. Penistone has all the facilities you would expect from a market town of this size.

Special Designations.

2.5 The development site is located within the Green Belt as designated in the Barnsley Unitary Development Plan, which was formally adopted in 2000.

3.0 THE SITE.

Uses.

3.1 The development site has an approximate area of 0.45 ha. and a further 0.15 ha. is in the same ownership. The Flouch Inn has a total floor area of 1,300 sq. m. on four floors and there is parking for in excess of 100 vehicles.

Buildings/Character.

3.2 The construction of The Flouch Inn commenced in 1939 but due to restrictions on building works during the second world war it was not completed until 1944 when the alcohol license was transferred from the original Flouch Inn (The Old Flouch), which closed and trading began at the subject premises.

Spaces within the Site.

3.3 The Flouch Inn was designed as a quick stop facility for the people travelling mainly in coaches that plied between the towns and cities of West and South Yorkshire to the west coast holiday resorts of Blackpool, Morcambe and Southport, as well coaches carrying supporters to and from the greater Manchester and Liverpool areas for football and cricket matches. It was popular for private and commercial travellers when cars and motorcycles became more affordable in the 1950's and '60's. It was also a convenient stopping place for lorry drivers because of the large car park and t the other facilities associated with public houses..

Natural Features.

3.4 There are some mature trees on the northern, western and southern boundaries of the site and these will be retained. More trees may be planted on the eastern boundary to the requirements of the trees officer.

Topography/gradients

3.5 The natural gradient of the site is about 3.0 metres down from west to east, that is from Whams Road to the eastern boundary and about the same from south to north, from Old Manchester Road to the northern boundary. To accommodate the semi-basement in the existing building and the large car park at the front of the building, this land was filled to be level with the adjacent roads.

4.0 SOCIAL CONTEXT.

Affect from the loss of a local facility.

4.1 The Flouch Inn has been a public house for over sixty years and was a popular venue for many of those years, but the introduction of the Law limiting alcohol consumption for drivers in the 1960's and the later road diversion to the A628 at the intersection with the A 616, which by passed the site, were just two reasons why the popularity ended. Although the building can just be seen from the A 628, travelling west, it cannot be seen travelling in the opposite direction The Flouch was never intended to be a 'cosy' pub where people would linger, it was designed to cater for a large influx of people on coaches, who wanted to have a quick drink, get some food, use the toilets and be on their way as soon as possible and make way for the next influx of people.

Potential overlooking or overshadowing from the site.

4.2 The potential for overlooking or overshadowing from the site only occurs at the south western corner and has been taken into consideration in the design of the layout plan, the house (on plot 6) will be about the same height as the

nearby houses and the windows be positioned to face away from them. The houses on the remainder of the site are not close to any other properties outside the subject site.

Impact on local services.

4.3 There will be a positive impact on local services. It is likely that some of the houses will be occupied by families with one or more children of school age and there are places available at the local primary schools and Penistone Grammar School. All the local retail and leisure premises will benefit from having seven additional families living in this location. There will also be a benefit to the existing residents because it is understood that there is concern about security to their homes and having more neighbours in the immediate vicinity will provide them with reassurance and deter would be offenders.

5.0 ECONOMIC CONTEXT.

Any business supported.

5.1 The development would support the building industry, local shops, restaurants, community activities, public services and provide additional rates for the local authority

6.0 PLANNING POLICIES

6.1 These are to be discussed with the planning officers.

7.0 INVOLVEMENT OF THE COMMUNITY.

7.1 The local planning authority is aware of the proposed development as several telephone conversations have taken place with the planning officers. The local residents have been contacted and their views on the dismantling of The Flouch Inn and replacing it with the proposed residential development have been sought. When the planning application has been finalised, they will be handed a copy of the drawings for their information and further comments.

8.0 EVALUATION.

8.1 The proposals are considered to be in accordance with the Council's Unitary Development Policies, which will be defined in Section 6. The houses will be individually designed to the purchasers' requirements and built with re-claimed natural stone on all external elevations and matching roofing materials. The driveways and footpaths will preferably be constructed using a combination of paving stones and rubber mesh in-filled with soil and grassed. The trees on the site boundaries will be retained and will be protected during the construction period. To improve road safety for the site, the existing access on the south western corner will be closed and vehicular access to plot 6 will be located within the site. The existing access on the south eastern corner of the site will serve plot 4. A new access will be constructed on Old Manchester Road for the internal road.

8.2 The Old Flouch was built as a typical public house of the period to meet the requirements of the breweries, who generally provided funding for the building and fitting out the premises in return for a contract to supply beer, wines, spirits, etc. The buildings had to be pleasing in appearance, to attract the customers and be capable of providing them with food, drink and toilet facilities. At some time it was acquired by Bass Brewery's but unfortunately, when the new road was constructed, leaving the Flouch Inn on a minor road and cul-de-sac, it could no longer meet the breweries trading requirements and was sold to a private owner.

8.3 There have been a number of owners/tenants in the past and the agents of the freeholders, Shrewsbury Hospital Trust have been asked to provide more information. The present "owner" purchased the leasehold interest from Marstons, the brewers, in 1994 and since then there have been six tenants, the last one was declared bankrupt earlier this year and left on the 20th September 2010, taking with him most of his kitchen equipment and making the main premises impossible to let. It is now closed and only the Indian restaurant in the basement is still occupied. The "owner" is very concerned that his premises may be targeted by vandals and he is in the process of having the doors and windows boarded up to prevent intruders gaining access.

8.4 The proposed residential development will not detract from the Green Belt setting, in fact dismantling the large building, which was considered at the time it was built to be an intrusion and out of character with the area, will provide the appropriate scale of buildings and the re-cycled natural stone elevations and sympathetic design of the houses could be a pleasing replacement.

9.0 DESIGN OF THE SCHEME.

Proposed Use

9.1 The proposed development will provide an opportunity for some families to enjoy the benefits of living in a rural setting and becoming part of the wider community.

Site and Surroundings.

9.2 The Flouch Inn will be dismantled and the building materials used where possible for the construction of some houses within the site. The dwellings will be constructed of re-cycled natural stone and matching roof tiles. The driveways, foot paths internal road and courtyard will use natural materials in their construction.

Land Use Policies.

9.3 These will be covered in 6 above.

Amount.

9.4 The residential development proposes the construction of seven detached houses with either integral or separate garages.

Layout

9.5 The layout will take into consideration the existing local properties, road safety, the return to the natural gradients of the site and the rural setting.

Scale.

9.6 The seven dwellings will be 2-storey and with the site area of circa 0.45 ha which is considered to be in keeping with this rural location

10.0 CONCLUSION.

The decision to apply for planning permission to demolish The Flouch Inn and construct seven detached dwellings in its' place has been given careful thought and the closure of the public house/restaurants operation was inevitable, because of situations that have occurred over the past forty years which have made the running of the business financially unviable

Because of the problems he faced with tenants particularly since 2007, the owner reluctantly contacted the Leeds office of Christy & Co., who carried out a survey of the premises and prepared Sales details which they posted on their web site. That company has recently confirmed that during the time that the details were on the internet there have been no enquiries for further details, no viewings and no offers have been made for the premises, regardless of price.

Because of the seriousness of his situation, the owner contacted Simon Blyth, estate agents about a year ago for advice on converting the existing building to a residential use. On inspecting the premises, they came to the conclusion that it was not a viable proposition. The building is still unattractive for anything other than the purpose for which it was designed sixty years ago.

Other possibilities have been explored, for example, offices, residential care home, health and fitness club, etc. etc. all of which proved to be of no interest to anyone.