

**DESIGN AND ACCESS STATEMENT FOR
ALTERATIONS AT
THE ROSE AND CROWN
BARNLEY ROAD
DARTON
S75 5NQ**

Client:

Punch Taverns

Planning Description:

This design and access statement is in support of a planning application for alterations at the above site for the use of patrons, as part of an overall refurbishment scheme which includes:

- The re-modelling of the existing front entrance doors to form an inner lobby
- Blocking up several external windows in conjunction with the new internal layout
- Re-configuration of the rear external yard area to form new bin store and improved circulation
- New close boarded timber fences to be erected
- New stepped access and handrails within newly formed enclosed area at the rear
- Addition of new doors to the rear
- Full external decorations, signage and lighting scheme (by others), with feature planting
- General tidy up of existing rear garden area to include removal of play equipment and re-turf to grassed areas
- Re-surface and white lining to existing car park.

The site

The Rose and Crown is located within the village of Darton in Barnsley. It is a varied community situated mainly within a residential setting and the application site is located adjacent to The Parish Church of Old Saints.

Darton is a village in the Metropolitan Borough of Barnsley (part of South Yorkshire,), on the border with West Yorkshire. According to the 2001 UK census, it has a population of approximately 14,927. This is a community pub, popular with families which offer homemade, traditional pub food with a varied and valued menu on offer.

Design Statement:

General

This statement is prepared in accordance with design and access statement advice as provided by Barnsley Metropolitan Borough Council. All areas of the proposal have been formulated with reference to the aims and objectives of Barnsley Metropolitan Borough Council, and all issues surrounding current Building Regulations.

Our client feels it has a responsibility to its lessees and customers to ensure that they have an on going investment to ensure all their properties provide the best facilities possible. At The Rose and Crown, our client feels to ensure that they uphold their responsibility. Our client is willing to invest in the property and believes that by providing a good quality refurbishment, this will attract customers and in turn will create a vibrant and exciting place to socialise in a safe and friendly environment and to create a facility which sympathetically fits in with its surroundings.

Area

The Rose and Crown is within a residential area and is made up of a mix of residential and some commercial properties and therefore has a good mix of amenities in the area, such as shops, some takeaways and public houses.

Economic, Social and Environmental Impact

Our client believes that a pub is an important part of any community, as it offers a place for people to socialise and relax. Together with an extensive internal refurbishment, the external aspect of the development is also to be included in the refurbishment works.

Local people living and working within a short distance of the pub should be more inclined to visit the pub to use the newly improved facilities, as well as ensuring that the area remains well cared for, which make the pub more appealing to local people and passing customers. This therefore will reduce the number of people travelling further away to other public houses in the surrounding areas. This will ensure that local people will be more likely to walk to the pub, rather than drive helping to reduce the traffic at prime socialising times. It will also encourage money to be spent by the locals to remain in the area as well as helping to reduce traffic and in turn helping with local environmental and road safety issues, whilst at the same time encouraging people to drink responsibly and not risk drinking and driving. This can also encourage local people to spend their money nearer to home, helping to boost the local economy.

Layout, Scale and Materials

As part of an overall refurbishment scheme, the front main entrance doors are to be remodelled to create an inner lobby area. New doors and a timber screen are to be erected across the existing entrance between the bay windows which will create a new inner lobby. The new outer doors however will remain in the open position during trade hours. Some external windows are to be stripped out and blocked up in conjunction with the new internal layout. Any outer leaf brickwork used will match and bond into the existing brickwork. The existing external area at the rear is to be re-configured to create an external area for commercial bin storage and a new 1800mm close boarded fence is to be erected with a new double access gate. New access steps and handrails are to be installed for improved access up to the rear raised area and in compliance with all DDA requirements. Other works include general tidy up of the existing rear garden area with the removal of the existing play equipment, full external decorations, lighting and signage scheme together with re-surfacing of the existing car park

incorporating new white lining to define the existing car parking provision. All of the existing windows, doors, fascia gutters etc. are to be re-decorated to match the scheme.

The proposals in this application will allow the internal space to be altered to provide a much improved service to its customers in terms of drinking and dining without detracting from the existing feel of this site. Society as a whole is more understanding of good design and therefore expectations are now higher than ever before. Along with this, people have a better understanding of good service. Our client respects this and therefore feels that the alterations outlined in this application will be essential for the development of the pub and its business.

Design Statement Summary.

The proposals have been designed with the following points in mind

- To produce a design solution that sympathetically relates to the surrounding.
- To create a design solution that is inviting for patrons of the pub.
- To improve the facilities for the local community.

Our client feels that the proposed work will be a credit to the area and help to create a more accommodating environment which is more inclusive in design. This is a space, which all types of people can enjoy.

The Access Component

Punch Taverns are fully committed to providing facilities, which are accessible and safe for both abled and disabled customers and intend to ensure that all work carried out complies with all current regulations and good practice.

None of the works that our client is proposing will adversely affect current access or evacuation routes and therefore all strategies currently in place will be retained.

The final design proposal has been reached to ensure improved facilities not only for the pub but also for the wider community to ensure that the facility creates more attractive amenity for the area.

The proposal is of a design, layout scale and mass compatible with the locality and any neighbouring buildings and spaces to satisfy the terms outlined in the planning advisory documents provided by Barnsley Metropolitan Borough Council.