

DESIGN AND ACCESS STATEMENT

**Proposed extension to existing public house at The Fitzwilliam Arms, Hill Street,
Elsecar**

Introduction

This statement has been prepared in accordance with DCLG Circular 01/2006 (as amended by the “Guidance on Information Requirements and Validation” March 2010) and should be read in association with the submitted planning application for the proposed development.

It is proposed to construct an extension at the rear of the public house, which would link to an existing outbuilding to the rear. The extension would be used as a dining area on the ground floor with toilets and a kitchen area below, and provide landlords accommodation on the first floor. The existing public house provides meals but the space available is somewhat cramped. It is also proposed to improve the layout of the existing car park.

The Application Site

The site is located on the western side of Hill Street within the settlement of Elsecar. This is a predominantly residential area although there are some commercial uses in the vicinity of the site: a small motor sales area to the south, a shop and a takeaway on the eastern side of Hill Street, and a contractors yard beyond an open field to the north.

The public house itself is a two storey building with a small low, two storey extension to the rear. It is constructed with a brick frontage and rendered sides, and a slate roof. To the rear of the building is a detached building used as a store with an attached low shelter. The car park is sited to the north of the public house with a garden area and children’s play area to the north west.

The site is within a designated housing area in the Barnsley Unitary Development Plan.

Planning Policy

The development plan comprises the saved policies of the Barnsley Unitary Development Plan, which was adopted in December 2000, and the Core Strategy of the Local Development Framework that was adopted in September 2011. Consultation has taken place on the Development Sites and Places document but this has not yet been adopted.

The site is shown as being within a Housing Area in the UDP and the relevant policy in the UDP is as follows;

Policy H8B allows for small scale non residential uses in housing areas and for the expansion of existing uses where there is no harmful impact on residential amenity, no harmful visual impact, no conflict with public safety on the highway and there is satisfactory housing provision.

Policy CSP43 of the Core Strategy seeks to protect community facilities from development unless it can be demonstrated that the sites and premises are no longer required by the existing use or an alternative community use.

National Planning Policy

The National Planning Policy Framework sets out the government’s national policies for the planning system and may be a material consideration in considering individual proposals.

Paragraph 14 of the Framework sets out the presumption in favour of sustainable development and Section 6 promotes the creation of healthy communities. Paragraph 70 in this section requires that planning decisions should plan positively for the provision of community facilities including public houses to enhance the sustainability of communities; should guard against the unnecessary loss of valued facilities and ensure that established facilities are able to develop and modernise in a way that is sustainable and retained for the benefit of the community.

Use

The existing public house was previously in a run down state prior to being sold 2 years ago. The current owner has improved the building and has built up an increased local trade. Many public houses in the locality have closed down due to reduced trade and the applicant wishes to ensure the future of this business by expanding the provision of meals. Some food is currently sold in the public house but this is on a restricted scale due to the lack of space for a dining area. The first floor of the extension will provide improved accommodation for the landlord.

The proposed extension will enhance the facilities available at the site and will make the venue more attractive for local families. There is currently a beer garden and an outdoor play area for children, for use in good weather, but the proposed extension will enable families to use the public house throughout the year. The extension and its proposed use will help to ensure the future of the public house in accordance with local and national policy.

Amount

The extension will have a footprint of 11.8 metres by 7.6 metres at its widest point. This will provide a dining area of a sufficient size to accommodate 9 tables with an additional two tables in the existing public house, with a catering kitchen and bottle store at lower ground floor level. The landlord's accommodation will have two bedrooms.

Layout

The external layout of the application site would remain generally unchanged from the current layout with the position of the car park, beer garden and children's play area remaining as existing. The extension will take up a space between existing buildings currently used for deliveries and outside storage: there is space within the lower ground floor of the building to accommodate the storage and access to the site for delivery vehicles will remain unchanged.

The internal layout of the building will be altered to improve the toilet provision: ladies toilets are to be provided in the new extension and a disabled toilet provided in the location of the existing female toilets. Access to the dining room will be provided through the existing public house.

There are no residential properties directly adjacent to the site and the proposal will have no adverse effect on residential amenity.

Scale

As noted above the extension will have a footprint of 11.8 metres by 7.6 metres at its widest point. The extension will be 3 storeys in height but due to the fact that the land slopes down into the site away from the road the ridge of the roof will be significantly lower than that of the existing public house. The existing building will remain as the dominant building on the site.

Appearance

The current building has the appearance of a traditional two storey public house and this appearance and character will remain unchanged from the road to the front of the site with the extension being screened by the existing building. It will also be partially screened by the existing building and by vegetation in views from the road to the north of the site. The extension will be most visible from the road to the south from where it will be seen across the adjacent vehicle sales area. It will be set back from the road behind the existing building and will be seen as a pitched roof extension extending back from the main building and at a lower height than it. It will not dominate the streetscene. The extension will be constructed in materials to match the existing building.

It will have no adverse effect on the visual amenity of the area.

Landscaping

The proposals will result in no loss of landscaping on the site and the existing vegetation and grassed areas adjoining the car park area are to be retained. No additional landscaping is proposed.

Context

The proposal has taken full account of the context of the site in both the use proposed and the scale and design of the scheme.

Sustainability

The public house is within the settlement of Elsecar in a position where many local residents can walk or cycle to the site without requiring to use the private car. It is also on a bus route and within walking distance of the railway station. These factors would help to reduce reliance on the private car with its associated pollution and carbon emissions.

The proposal is intended to ensure and increase the viability of the public house, which will not only be of benefit to this business but to the local economy in general.

The construction of the building would also incorporate a variety of features to achieve a high standard of energy efficiency and maximise the use of sustainable resources, which would ensure that the living accommodation and the extension to the public house achieve Code Level 3 of the Code for Sustainable Homes and BREEAM “Very Good” levels respectively.

Access

As noted above the site is in a location within a residential area and is a local public house drawing much of its trade from the local area from where it is easy to reach the site on foot or by cycle. There are also regular bus services along both Hill Street and the nearby Cobcar Street which link the site with nearby villages, Barnsley, Rotherham and the Chapeltown area of Sheffield. The railway station is also within easy walking distance of the site. This means that it will be possible for customers to reach the site from more distant destinations without reliance on the private car.

There is an existing access and car park on the northern side of the public house. No alterations are proposed to the access. The car park is a hard surfaced area but individual spaces are currently not marked out. It is proposed to mark out 12 individual spaces that would maximise the use of the car park and leave unobstructed space for the delivery of drinks, food etc.

Due to the difference in land levels the ground floor level of the proposed extension is lower than that of the existing public house and access to it involves the use of internal steps. These will be suitable for use by ambulant disabled people. Two tables for dining are also to be provided within the existing public house, together with a disabled toilet. These will be accessible for disabled people or people with pushchairs, through the main entrance to the public house, which only involves a low step for access.

Conclusion

In view of the above statement together with the details included in the planning application it is hoped that the council will be able to support this proposal, which is in accordance with the relevant development plan policies and national planning guidance.