

GPP Leisure - Play Off (Barnsley site)

Planning & Access Statement

Site: Commercial Premises (Pub), Barnsley

Proposal: External alterations to front, sides and back elevation, comprising the application of white silicone render over existing brickwork and installation of composite timber-effect cladding over the grey stone on the front elevation.

1. Context & Design Response

The proposed development involves targeted external alterations to modernise the façade of the existing commercial building. Replacing the aging brickwork with a crisp white silicone render and modern composite cladding provides a clean, contemporary aesthetic while maintaining the structural footprint and scale of the building.

- **Visual Amenity:** The introduction of high-quality, durable composite materials and smooth render replaces tired exterior finishes, significantly improving the street frontage and visual amenity of the immediate local area.
- **Scale and Character:** The proposal respects the existing built form. Because the physical massing, rooflines, and openings remain unchanged, the alterations integrate comfortably into the established streetscape without imposing on neighboring properties or compromising local character.
- **Durability & Sustainability:** White silicone render and composite cladding offer superior weather resistance and low-maintenance longevity compared to traditional finishes, ensuring the building's updated appearance remains well-maintained over time.

2. Access & Highways Assessment

The proposed development is strictly cosmetic and limited to the exterior envelope of the premises. As such, the scheme introduces no operational changes to how the site is accessed or used.

- **Pedestrian Access:** All existing public and service entrance points to the front elevation remain unchanged in position, level, and dimensions. Prospective customers and staff will continue to access the premises safely via the established pedestrian routes and footpaths.
- **Vehicular Access & Parking:** The alterations do not affect existing vehicular access points, service areas, or parking arrangements serving the pub.
- **Traffic Impact:** As the proposal involves no expansion of internal floor space, change of use class, or increase in customer capacity, it will generate no additional traffic movements on the surrounding highway network.

3. Conclusion

The proposed external alterations represent a proportionate, high-quality design response that enhances the visual appeal of the site while preserving its existing character. With zero disruption to established access routes, parking, or highway functionality, the proposal fully satisfies local design guidelines regarding visual amenity and site access.