

Design & Access Statement

Proposal: Conversion of Derelict Out-Building(s) including Construction of Extension
into Guest Accommodation

Site: The New Inn
Bridge Street
Penistone
S36 7AH

March 2025

Submitted on Behalf of -
Mr. Rodgers (the applicant's)

Introduction

This statement has been prepared to accompany the application for Planning Permission for the conversion of derelict out-building(s) including construction of extension into Guest Accommodation and to be used in-conjunction with the existing Public House named as 'The New Inn, Penistone'.

The location of the proposal is next to 'The New Inn' with access gained off Bridge Street to a court yard area.

The site consists of derelict out-building(s) that are in need of refurbishment and repair works with a court yard area that is generally unused and accessed via a timber gate. The Existing Block Plan illustrates the site location as well as the position of historically demolished buildings/structures.

The extent of site ownership is as outlined in red and blue on the site location plan (refer to drawing ref. EX-01).

The site of concern is vacant and part of an established business and the aim of the proposal is to provide guest accommodation for existing customers that travel from various locations to attend regular functions and events at 'The New Inn'.

Access to the site is gained from the B6462 Bridge Street, Penistone and is as illustrated on the application drawings.

For further information relating to the site refer to the location plan and proposed block plan.

This statement should be read in conjunction with the following application drawings referenced:

EX-01 – Site Location Plan and Existing Block Plan

EX-02 – Existing Floor Plan(s)

EX-03 – Existing Roof Plan(s)

EX-04 – Existing Elevations

EX-05 – Existing Elevations

PL-01 – Proposed Block Plan

PL-02 – Proposed Floor Plan(s)

PL-03 – Proposed Roof Plan(s)

PL-04 – Proposed Elevations

PL-05 – Proposed Elevations

The proposed conversion and extension is subject to obtaining consent from The Local Authority Planning Services and this application has been submitted on behalf of the applicant.

The purpose of this statement is to provide further information on the design and its relationship in terms of its character and the surrounding area.

Assessment: The Site

As detailed above the site is located off Bridge Street, Penistone.

The site falls in Flood Risk Zone 1, an area with a low probability of flooding and therefore is considered as not at a risk.

Penistone itself is a market town which is approximately 8 miles to the west of Barnsley with links to the A628 Barnsley Road providing access to the M1 motorway.

To our knowledge the site does not fall within the Penistone Conservation Area. Having reviewed the listed building(s) located within close vicinity of the site, they are as follows -

8 and 10 Thurlstone Road (Grade II Listed)

Penistone Bridge over River Don (Grade II Listed)

Please note the location/siting of the proposal does not have any form of impact or cause harm to the existing listed assets.

Background / Planning History

Previous planning application history -

B/91/0356/PU, Extension to Public House – Approved.

2008/1812, Erection of Single Storey Side Extension to Public House – Approved.

2022/0791, Retrospective application for 'Tipi' for functions/events. – Approved.

Design Proposal

The use of the site as existing is considered to be part of and fall under Sui-Generis: Public House/Drinking Establishment and as proposed the Guest House Accommodation be to used in-conjunction with the existing Public House falls under use class C1.

The following points have been considered:

- The site comprises of land & out-building(s) which are suitable for the conversion and extension to be used as Guest Accommodation rooms with ensuite facilities & booking office.
- The existing setting and character of the surrounding area has been carefully considered and the proposal does not over empower and have an adverse effect to the area as a whole.
- The boundary treatment to remain as existing apart from new timber fencing/gates and the overall streetscene designed to enhance the area as whole.
- Ample off street parking arrangement available – ‘The New Inn’ car park area.
- Additional movement in terms of traffic generated considered not applicable.
- Emergency vehicles and refuge collection to remain as existing – access off the B6462 Bridge Street.

Layout & Scale of Proposal

Refer to application plans for further information.

Access

To remain as existing off Bridge Street – see existing/proposed block plans.
The proposal creates an accessible and safe environment for the end-user(s).

Evaluation & Opportunities

The scheme was conceived from the brief provided by the applicant and following consultation this application has been submitted for planning consideration with an aim to achieve a positive outcome.

The opportunity provided by the proposal to create Guest Accommodation is considered as being qualitative improvements to the area and land of concern which as existing provide a negative impact due to the derelict state of the site including existing out-buildings.

The scheme will make appropriate use of the site in a predominately mixed use area and provides an additional attraction to the business which will ensure growth, maintenance and preservation of the site as a whole.

Site Character & Surrounding Area

The site falls within a mixed use area consisting of various businesses and dwellings. Access to the site as previously mentioned is off Bridge Street, Penistone.

The height and massing of the proposal including conversion does not dominate the area and is designed to be in keeping using matching materials.

Movement and Circulation

The proposed movement is not considered to dramatically increase due to the Guest Accommodation in terms of additional traffic.

The site provides adequate circulation and sufficient on site vehicular parking facility for 50 plus vehicles.

Appearance

The general form and layout of the proposal is as indicated on the application drawings.

Summary & Conclusion

The approach taken has been practical based upon the assessments and taking into account the issues raised through consultation.

Its design in terms of general features and materials are consistent with the character and appearance of the existing built form of the area as a whole.

The proposal due to its location does not affect the general character of the area.

The existing character and appearance of the surrounding properties have been taken into account therefore on the basis of the information provided – grant of planning permission is justified.

Finally, additional improvement measures can be incorporated to the scheme if considered necessary by The Local Planning Authority.