



the jsdesign partnership
architects surveyors and interior designers

THE PRINCE PUBLIC HOUSE
34 – 36 SHEFFIELD ROAD
HOYLAND
BARNSELY.

DESIGN / ACCESS STATEMENT.

JUNE 2010.

unit 5, peel house, 2 taunton street, shipley, bradford, bd18 3na telephone: 01274 533022 facsimile: 01274
533101

web site: www.jsdesignpartnership.co.uk

e-mail: info@jsdesignpartnership.co.uk

Partners: Michael R Jeffrey Dip. Arch. RIBA., Peter M Savage ARICS, Shaun Acaster, Andrew L Bean BA (Hons)



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THE PRINCE, HOYLAND, BARNLEY.

DESIGN AND ACCESS STATEMENT

LOCATION

The Prince Public House is situated on the A6135 Sheffield Road which links directly onto the M1 located on the outskirts of Hoyland, south of Barnsley.

The public house is currently empty, closed down and boarded up due to neglect and bankruptcy of the previous owners

Surrounded by residential and retail properties and located on the main Sheffield Road the premises have now been purchased by a family run pub company with a good reputation of running public houses in the area and providing quality products, music and good food. The Prince Public House once refurbished will be no exception.

PROPOSAL

This application is to fully refurbish the interior and exterior of the premises to provide the local community with a quality local public house which will appeal to three generations and offer a modern / contemporary style

To the front facade it is proposed to add a new colonnade style glass and powder coated aluminium system to provide a covered drinking / smoking solution fully compliant with the smoking regulations 2007.

The first floor of the premises is empty / rundown, and was previously the managers / staff accommodation. The proposal here is to fully refurbish the floor and convert it into a two bedroom managers flat and three one bedroom, letting accommodation suites on a bed and breakfast basis. The three suites are self contained, suite 1 accessed from the existing stone access stair to the front. To the rear the other two are accessed via a newly formed entrance which will comprise of a galvanised steel staircase onto the existing toilet block. This roof area will also provide an outdoor seating area for the two apartments with baulstrading. Once on the balcony the apartments will be accessed via a newly formed door located in an existing window opening.

Finally a landscaped / decking area will be formed in the corner of the yard where there is an area of decking currently. This will provide the apartments will outdoor amenity and drying space together with an area to house bins and bikes

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PARKING

The access arrangements will remain as existing to the rear of the premises. Parking for No 30 and 32 exists to the rear also via the shared access. Vehicular access to the rear is permitted for circa 2 staff cars however due to turning issues parking for visitors / staff has been made available at the Hare and Hounds Public House adjacent which is also run by our client. The Hare and Hounds has a large car park and 4 no additional parking spaces have been allocated to assist the proposal. There is also on street parking opposite the premises

ACCESS STATEMENT

Located on Sheffield Road the site offers a good level of vehicular and pedestrian access to the front and rear of the premises.

The smoking solution will be accessed via the entrance door to the front elevation. Access for wheelchair and ambulant persons will remain as existing level with the pavement.

A new accessible toilet will be provided in the refurbishment of the interior to provide facilities for the ambulant.

All other access arrangements and facilities will remain as current and will not be compromised by the proposals.

MATTERS TO CONSIDER

Step 1 : Assessment of Context

Access to local services/transportation

The public house is situated off the main road. There is also added benefit of local bus route.

Social Context: Any potential overlooking/over shading from the site

The pub is surrounded by residential and retail properties. As the pub and parking are at ground level and the rear yard exists there is no issue of overlooking the houses / businesses across the road. There are mature conifers to the rear which mask the premises from the adjacent properties.

Planning Policies

Due to the small scale of the proposal, there are no elements in the proposal that conflict with the Local Plan.

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Step 2: Involvement of community members

Surrounding neighbours have not been consulted of the minor works to the site. There will be very little disruption caused to the surroundings as there is good access. No comments have been received from the community as neighbours will be made aware of works during the consultation period of the application.

Step 3: Design of scheme

Use: in terms of Site and Surroundings, Land Use Policies

We are proposing to form an external smoking and drinking solution which will benefit the customers who do smoke. The smoking solution will provide cover from the weather and external furniture will make the customer feel comfortable. The proposal also maintains the route for cars to enter the rear yard as existing.

Amount: The way this is distributed on site, how it relates to its surroundings

The new smoking solution / covered drinking area proposed at the front of the property is provided in the same location as previously used external beer terrace and the proposed landscaping area for the use by the letting accommodation in the corner of the rear yard situated where decking exists at present – see attached photographs.

Layout: Crime Prevention Measures

The colonnade canopy system will be fixed to the wall and ground. The external furniture will be either bolted to the ground or put away in storage each evening. The method of security will be decided upon by the manager of the pub. There is a current security shutter above the covered way which is used out of hours to protect the rear of the premises

Appearance:

Architectural style, Design, Detail

Please refer to the drawings for descriptive detail. Drawings 7007.01 and 02.

Lighting

New lights will be supplied to the landscaped area to the rear. Also a combined lantern will be provided to the new entrance at the rear, all to aid accessibility.

Accessibility

Access into the public house will remain as existing which is currently level onto the main street. We are also proposing to add a fully compliant accessible unisex wc

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COLONNADE SYSTEMS

Many of our cast aluminium components can be combined to create composite structures such as colonnades, shelters and gazebos.

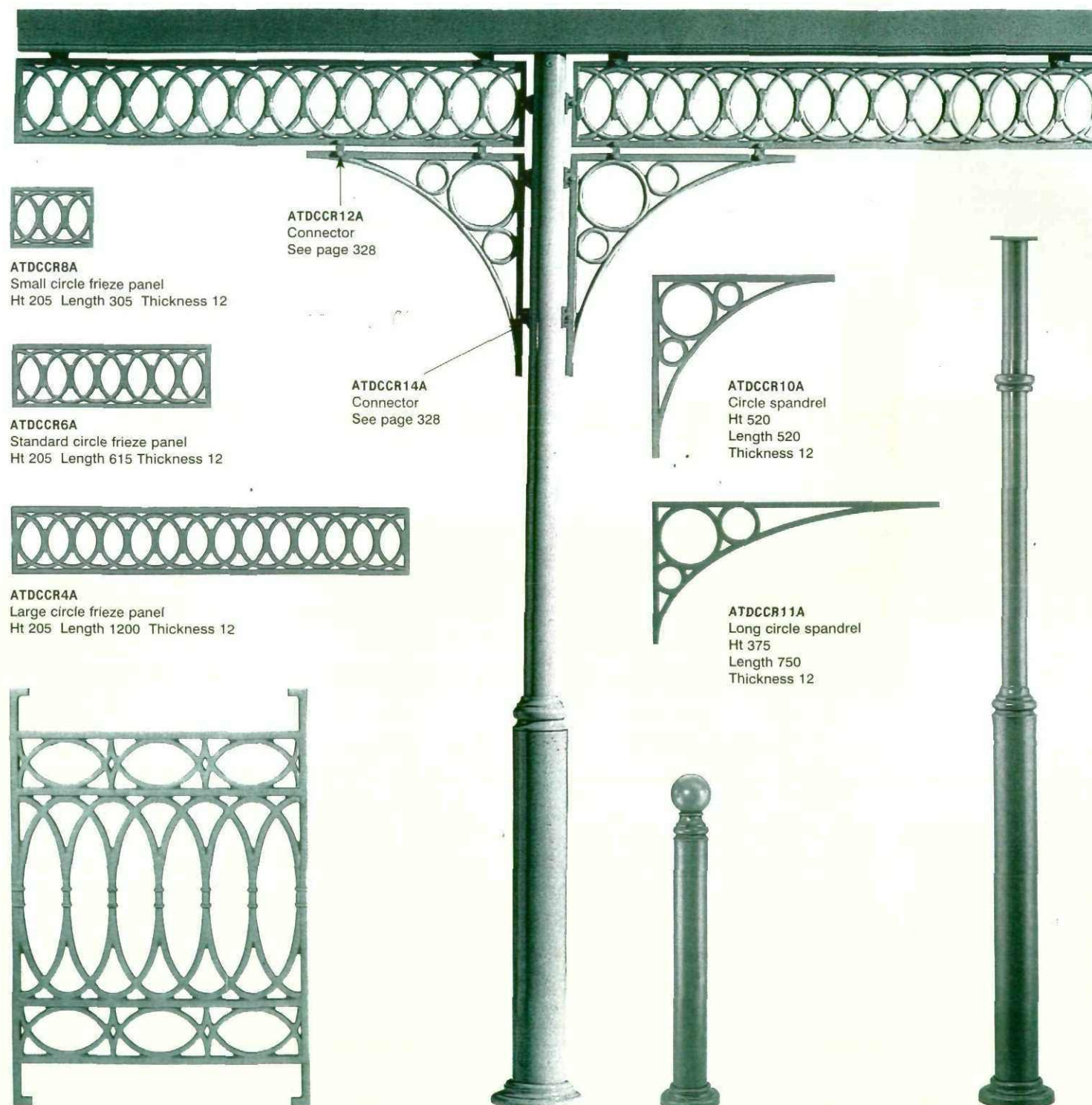
We offer a complete design, build and fix package for these systems. However all of the components listed over the next six pages can be supplied individually for self assembly.

See page 328 for full details of our colonnade system fixing components.

Please ask for data sheets.

CIRCLE COLONNADE

A simple lightweight all aluminium system that can be assembled using the connectors as shown or the saddle and H section system shown on page 328.



ATDCCR8A
Small circle frieze panel
Ht 205 Length 305 Thickness 12



ATDCCR6A
Standard circle frieze panel
Ht 205 Length 615 Thickness 12



ATDCCR4A
Large circle frieze panel
Ht 205 Length 1200 Thickness 12



ATDCBS28A
Ellipse balustrade panel
See also page 333
Ht 995
Length 700
Thickness 20

ATDCCR12A
Connector
See page 328

ATDCCR14A
Connector
See page 328



ATDCCR10A
Circle spandrel
Ht 520
Length 520
Thickness 12



ATDCCR11A
Long circle spandrel
Ht 375
Length 750
Thickness 12



ATDCCR18
Circle post with
sliding base cover
Height 1200 (or to order)
Shaft dia 125
Base cover dia 220



ATDCCR2A
Circle column
Height to order
See page 326
Movable ring and
base cover (dia 220)
Shaft dia 76
Base dia 125



THE OLD STATION HOUSE, Delph
Client: Mr & Mrs Brooke

The components used for these structures include:

Column	ATDCCR2A	Page 326
Frieze	ATDCCR4A	Page 320
Spandrel	ATDCCR10A	Page 320
H section	ATDCCR14A	Page 328



THE BRISTOL TRADER, Haverfordwest
Architect: Ian Bartlett



PLOUGH & FLAIL, Mobberley, Cheshire
Client: Deckers Restaurant Group