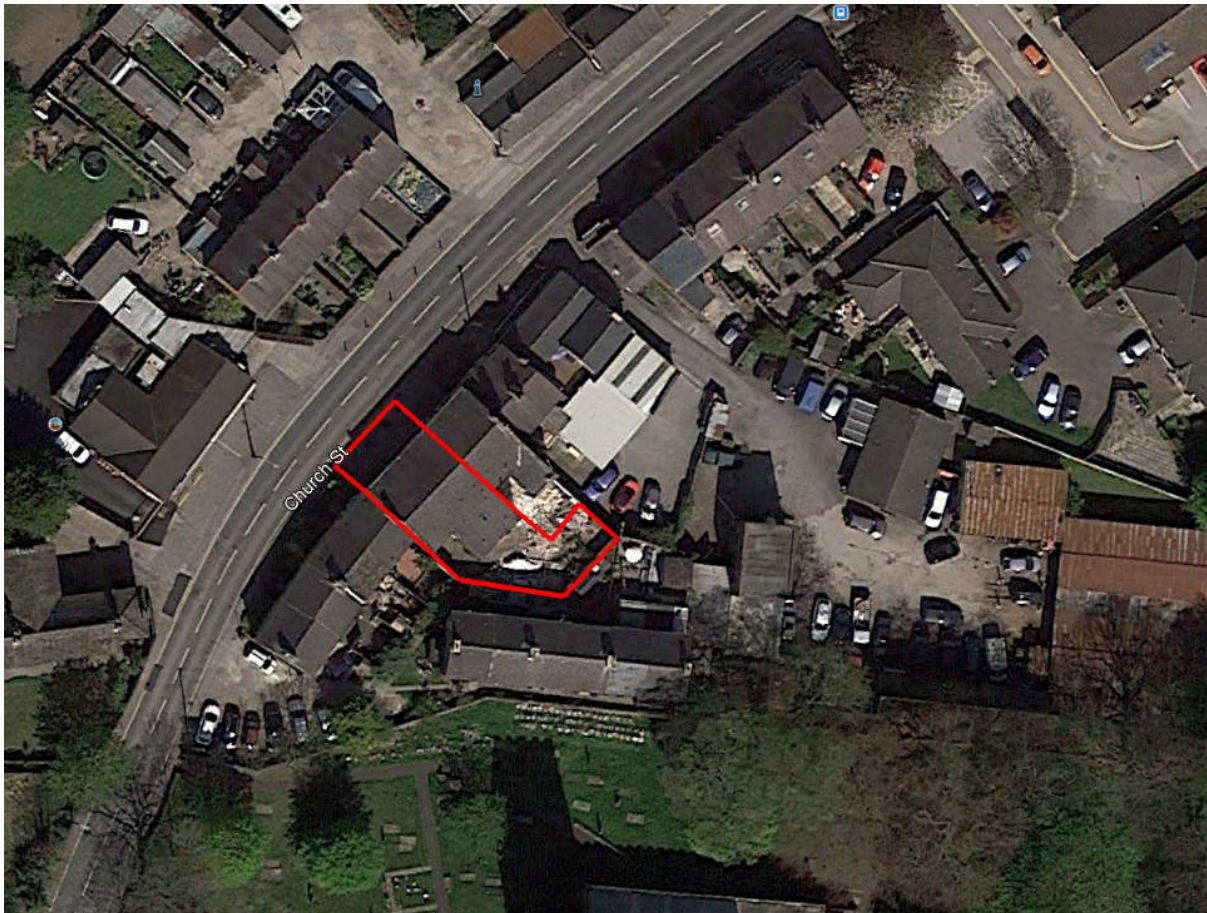


## DESIGN AND ACCESS STATEMENT

The Anvil PH  
Church Street  
Darton  
Barnsley  
S75 5HG

Ref: 21.07  
Date: March 2021  
Version: 01



### 1.0 Introduction

- 1.1 This statement has been prepared in support of an application for planning permission for the change of use of an external forecourt and covered passageway to external drinking areas, and the erection of a lean to roof at the rear.
- 1.2 The works relate to The Anvil public house which is located on Church Street in Darton and is owned and operated by the applicant. The applicant has provided the following statement explaining why they wish to apply for this change of use and how it will operate.

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## 2.0 Statement by the Applicant

*The existing space at The Anvil Arms is currently limited to indoors and has a capacity of 26 people with the most recent social distancing measures and government guidelines on 'table service'. Operating at this restricted capacity has had a severe negative impact on the business and is not sustainable.*

*The evidence in favour of outdoor space to reduce the risk of infection from COVID-19 is strong and highly supported by the national government who are encouraging the use of beer gardens and outside space wherever possible in order to support the hospitality industry in a safe way.*

*We are applying to use the covered 'ginnel' area adjacent to the pub and the area to the front of the pub as vital outside space for our customers to use and to ensure the longer-term sustainability of the business post COVID. We propose to use the outdoor area during our opening hours, and weather permitting, have it in use throughout the year, although we don't envisage it being used much during the colder months.*

*We propose approximately 6 tables which can sit 6/8 people in the ginnel and two tables at the front of the pub. The tables will be served by staff members from the main bar through either the front door or the side door which leads directly into the proposed area. The area will be monitored and managed by staff in the exact same way we would manage any indoor spaces with strict rules about behaviour/language and consumption of alcohol.*

*We have taken several measures to ensure the privacy of neighbouring properties, such as keeping the proposed space in the ginnel area and not extending it to the rear of the property. We will be adding a lean-to roof and a gate at the rear of the ginnel which will be installed to give additional privacy to the neighbours to the rear of the business.*

*We are confident that we will be able to create at least two new job roles with the additional capacity that this outside space will give us. These new positions would be in addition to the 1 full time and 3 part time roles we currently have. We feel that this space will be view as a unique asset to Darton. We are certain that it will allow us to continue to run the business sustainably and make a positive contribution to the local area in years to come.*

*Our opening hours (from April 12<sup>th</sup>) are proposed to be:*

<i>Mon- Thurs</i>	<i>16:00 to 21:00Hrs</i>
<i>Fridays</i>	<i>15:00 to 22:00Hrs</i>
<i>Saturdays</i>	<i>13:00 to 22:00Hrs</i>
<i>Sunday</i>	<i>13:00 to 21:00Hrs</i>
<i>Bank Holidays</i>	<i>13:00 to 21:00Hrs</i>

*Thank you*

### **3.0 Assessment**

#### **3.1 Use**

The existing use is ancillary external yard to The Anvil Arms Public House and a passageway leading to the rear. It is located within a village center of mixed uses comprising retail commercial and residential use.

It is proposed to use the front yard, which is enclosed by a stone wall, and the covered passageway to provide occasional external capacity during opening hours and when weather permits. During use the access to the rear would be temporarily blocked by using 'café barriers' to form a suitable demarcation, preventing any overspill onto the footpath adjacent to Church Street and enhancing safety for patrons.

#### **3.2 Amount**

The front yard is subdivided in to two area by an existing wall and has a total area of 28.4sqm (19 + 9.4sqm). The passageway has an area of 35sqm. The applicants consider that this will allow them to provide 2No 6-8 person tables at the frontage and a further 6No tables within the passageway.

At the rear of the passageway a lean-to roof with gates will be used to separate the drinking area from the rear yard when in operation.

#### **3.3 Layout**

The external spaces are in close proximity to the entrance to the public house and are easily accessible to patrons and for staff to serve drinks from the bar. Access to the rear yard will be closed to the rear when the external drinking areas are in operation and otherwise reinstated. The rear lean-to and timber gates will restrict and access to the rear yard for patrons and reduce the impact of any nuisance at the rear.

#### **3.4 Scale**

The scale of the building is unaffected, the works to form the rear lean-to are modest and in keeping with the remainder of the building.

#### **3.5 Landscaping**

The external areas will retain the existing hard surfaces which is a mix of tarmac and stone cobbles and flags. There is no significant planting at the site, none will be affected and none is proposed.

#### **3.6 Appearance**

The appearance of the existing building will be unaffected. The owners have previously invested significant funds in re-furbishing the original building which was disused and run-down to the attractive frontage which exists today. The works will have no detrimental impact upon the external appearance.

### **4.0 Access**

The site is located in the centre of Darton village and is highly sustainable. It provides level approaches and is accessible to wheelchair users. Waste bins will continue to be stored at the rear, out of sight, and brought to the kerb side for collection.

## 5.0 Summary

Church Street is the central road through Darton which is a busy and thriving local center which has been improved by the applicant's investment into The Anvil Arms. These proposals for a limited, low intensity use of the external areas will create employment, contribute positively to the local economic economy and further enhance the village center without any significant impact upon the local amenity.

We look forward to the councils support with regard to these proposals.

A handwritten signature in black ink, appearing to read 'M Booth', followed by a horizontal line.

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Signed for MBooth Design Ltd