

DESIGN & ACCESS STATEMENT RELATING TO:

**PROPOSED HARD AND SOFT LANDSCAPING WORKS TO EXISTING REAR TERRACE,
(OUTSIDE SEATING AREA) INCLUDING THE ERECTION OF 2no. FIXED TIMBER FRAME
PERGOLA'S AND REPLACEMENT INSULATED LIGHTWEIGHT PITCHED ROOF TO EXISTING
CONSERVATORY AT:**

THE PACK HORSE INN, CHURCH STREET, ROYSTON, NEAR BARNSELEY S71 4QZ.

1. Introduction

This Design and Access Statement has been prepared with reference to:

- NPPF
- Barnsley Local Plan
- Flood Map for Planning

This Statement should be read in conjunction with ADP Ltd., drawing no's 1262-01 to 1262-04 (incl.), Appendix A (Photographs) and Appendix B (Design Details)

2. Site Assessment

The Pack Horse Inn is a core facility situated in Royston, a suburban village within Barnsley MBC, situated about four miles north-west of the town, serving quality food and drink to locals and visitors alike.

2.01 Flood Risk

- Zone 1 - land assessed as having a less than 1 in 1000 annual probability of river or sea flooding (<0.1%)
- Site Classification – More Vulnerable
- Flood Risk Assessment – Not Required.

3. Impact/Justification

The recent COVID pandemic, has served to remind us that a good quality outside seating area is now extremely important for the long-term viability of hospitality venues such as The Pack Horse, by providing a good quality food and drinks offer in safe surroundings, for local customers.

The existing front and rear terrace areas have helped the business during and since the pandemic although, effective covered shelter from inclement weather is now considered essential, by the business owner.

Our current proposal will provide 2no. visually attractive, timber framed, flat roofed canopy shelters/ pergolas within and adjacent to the existing rear terrace (outside seating area), creating pleasant, covered customer spaces for the purposes eating, drinking and social engagement.

These simple structures have been carefully considered to have a minimal effect on the fabric, appearance and setting of the nearby grade I listed, Church of St John the Baptist.

The proposal will enhance the existing outdoor seating areas and assist in further developing the success of this important local business, providing a pleasant environment for customers and operators

alike.

The proposed works will include:

- The provision of 2no. fixed timber framed canopy shelter/ pergolas located within and adjacent to existing rear terrace (outside seating area).
- The provision of hard landscaping works including 'Old Yorkstone' heritage paving and 'Gripsure' anti-slip treated timber decking.
- The replacement of a defective polycarbonate roof covering to the existing rear conservatory with a proprietary lightweight insulated composite 'warm' pitched roof covering, in a slate grey finish.
- Installation of 1800mm high woodstained treated timber vertical close boarded separating fence and matching gate.
- Installation of 1800mm high woodstained treated timber horizontal slatted screen fencing and 1100mm high treated timber balustrade guarding to perimeter of new canopy shelter/ pergola
- The provision of a comprehensive soft landscaping scheme is to be provided, located within and around the terrace area.
- The provision of festoon lighting on timber posts located around the perimeter of the existing terrace (outside seating area).

The proposals are of good design and will have no detrimental effect/ harmful impact on the street scene in terms of their style, proportions, and materials.

It is hoped, the statutory authorities will appreciate the need for these proposals and view them in a positive manner.

4. Proposal

4.01 Use

The proposals relate to the existing rear terrace (outside seating area) and are ancillary to the existing public house use.

4.02 Amount

The proposals do not increase the external dimensions/ floor area of the host building.

4.03 Layout

The existing layout of the host building will remain unaffected by the proposals.

4.04 Scale

The scale of the proposals is subservient to the host building.

The overall dimensions of the proposed simple timber framed pergolas are:

Timber Fixed Frame Pergola – 8.4 x 3.0 x 3.0m (high)

Timber Fixed Frame Canopy Shelter – 2.7 x 2.1 x 2.9m (high)

4.05 Appearance

The proposals will improve the setting of the host building.

The proposals will not be detrimental to the character of the immediate surroundings/ locality.

Proposed materials will match or be complimentary with existing materials, to ensure integration with the host building and its surroundings.

4.06 Landscaping

Existing grassed lawn areas/ soft landscaping will be retained and the existing high brickwork boundary walls and timber fencing to the rear boundaries will ensure residential dwellings on Chantry Grove will remain effectively screened.

Proposed further high screen fencing and close boarded timber fencing will provide additional separation.

Existing raised planting beds are to be retained and developed with further soft landscaping scheme located within and around the terrace area and car park.

Seasonal planting/ hanging baskets will continue to be employed, to soften the existing structure and add visual interest.

There will be no adverse effects on nearby trees.

4.07 Access/ Egress

The proposals will not impact on existing car parking arrangements.

The existing 'good sized' car park remains and there are no parking restrictions on the roads nearby.

NB: The Pack Horse is a 'community based' facility used in large part by local residents, and there is sufficient parking for those who do travel to the public house by vehicle.

Changes to the vehicular access around the application site will not be required by the proposals.

The proposals will not impact on existing pedestrian and wheelchair access in and around the premises.

The existing ramped access between car park level through the main entrance will be retained.

The existing accessible unisex toilet facilities will be retained for wheelchair users.

Level access across the threshold will be created between the existing conservatory and new raised decked area to the existing rear terrace area.

The site is accessible via alternative transport modes, (including bus/ bus stops located nearby).