

DESIGN & ACCESS STATEMENT



**The Cross Keys,
Church Street,
Barnsley,
S73 9JX**

PROPOSALS

The proposal is as follows:

1. Form new timber raised decking and balustrade within existing beer garden to public house / restaurant.
2. Take out existing window and break out opening to form new doorway, landing & steps leading to beer garden.

The raised decking will create an additional external seating area to the pub & local area that will not interfere with the actual building structure itself.

The location of the new raised decking and balustrade are selected for two reasons: first to improve the appearance of the frontage without alteration to the building fabric and second, to allow for comfortable external seating in the area furthest from any neighbours to avoid disturbance.

The intention of the proposal is to ensure that the customers have a comfortable experience that will make them feel part of the pub whilst still outside rather than being excluded.

1. Assessment of Context

Physical Context

Surrounding:

- Uses.

The site is currently a public house /restaurant in the Darfield area of Barnsley
- refer to aerial photograph showing adjacent properties.

- Buildings/character.

Refer to photographs.

- Spaces.

Not Affected.

- Access routes.

Not Affected.

- Access to local service/transportation.

As existing. No additional requirements affected by proposal.

- Any special designation (Conservation Area).

N/A.

Site:

- Uses.

The current use as a public house /restaurant is to remain.

- Buildings/character.

Refer to photographs.

- Spaces within the site.

The public house/ restaurant/ beer garden/ car park / yard areas are indicated on the plan / aerial photo as to their location.

- Buildings/character.

N/A.

- Access through the site.

Remains the same as existing.

- Buildings/character.

The building is of rendered wall and cast stone construction with pitched concrete roofs with facing brick built garage & garden walls.

Refer to photographs.

- Natural features (trees/hedges/water features).

N/A. Refer to photographs.

- Topography/gradients.

N/A.

- Any special designation (Conservation Area).
N/A.

For a Listed building.

- Historic and special architectural importance.
- Physical features justifying listed status.
- Setting of the building.

N/A.

Social Context

- Any effect from the loss of existing building/uses.
- Any potential overlooking/overshadow from the site.
- Impact on the local services.

N/A.

Economic Context

- Any jobs created.
- Any businesses supported.
- Effect on attractiveness of area to investors.

Jobs could possibly be created.

Planning Policies

- Do the relevant national, regional and local policies appear to be referred to?

Yes.

2. Involvement of Community Members

- Have neighbours been consulted and the responses included?

No. For such a small proposal, consultation with neighbours seems excessive.

- Beyond this, does the level of involvement appear consistent with the SCI/scale of development?

We trust that the small nature of the proposals does not warrant excessive consultation.

3. Evaluation

- Is it clear how comments have been taken into account?
- If not, is it explained why not?
- Are any constraints on development from physical/social/economic context identified and does this link to the scope/opportunities for development?
- Are constraints from any relevant policies identified?

N/A.

4. Design of the Scheme

Use

- Site and surroundings.
- Land use policies.

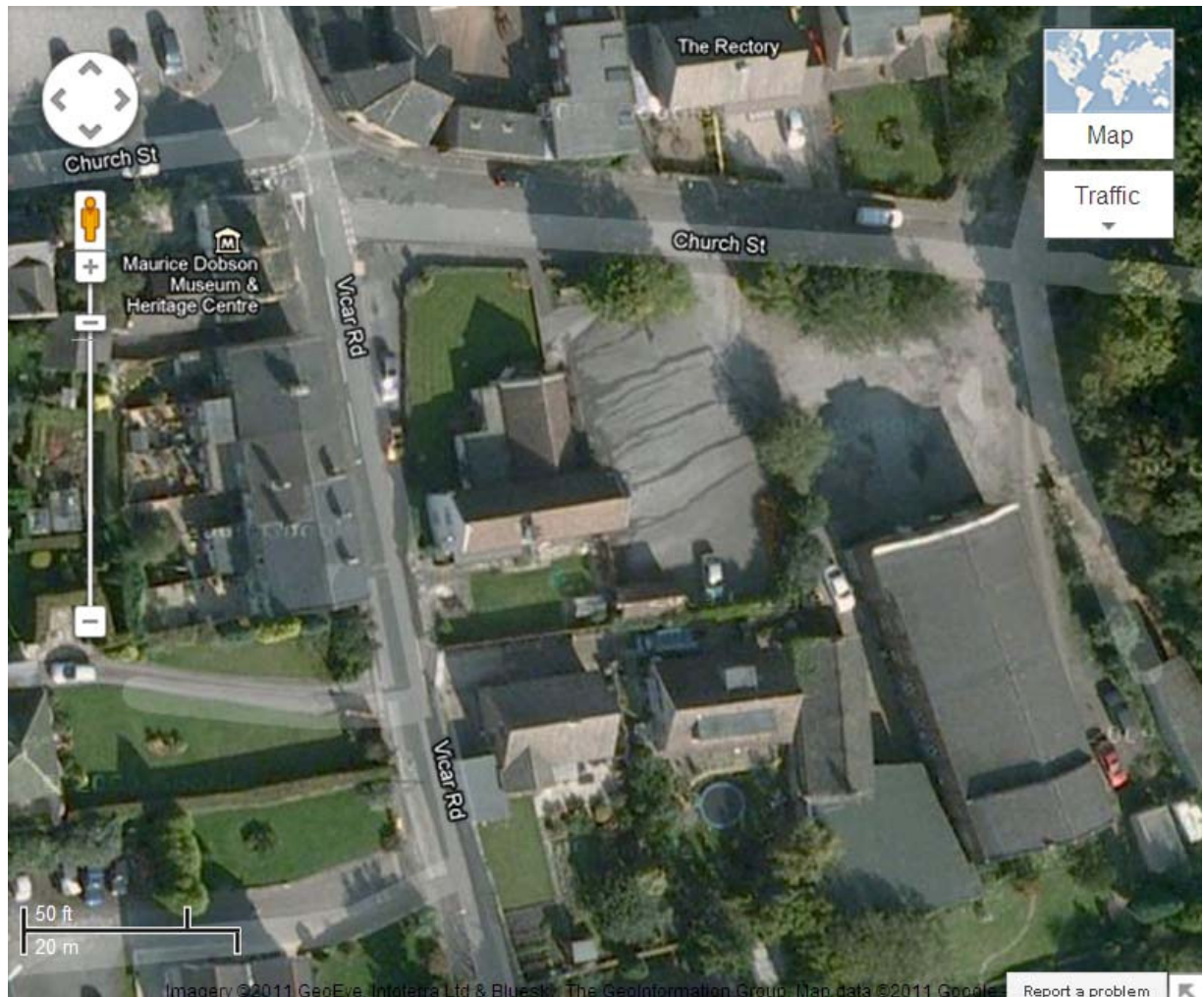


Fig 1 : - Aerial Photograph showing the site location.



Fig 2: - Photograph showing the front of the premises / location of the proposed timber raised decking & balustrade within the beer garden.



Fig 3: - Photograph showing the front of the premises / location of the proposed timber raised decking & balustrade within the beer garden.



Fig 3: - Photograph showing the front of the premises & boundary wall / location of the proposed timber raised decking & balustrade within the beer garden.



Fig 4: - Photograph showing the existing window to the left to be taken out, & replaced with new doorway, landing & steps leading to beer garden.

Amount

- How much development is proposed (No. of dwellings or floor space).
- The way this is distributed on site.
- How it relates to its surroundings.

Refer to attached drawings for details.

The proposed timber raised decking is approx 6.0 x 5.6m.

Layout

- Relative locations of different uses.
- Accessibility and travel distances.
- Gradients and topography.
- Crime prevention measures.

Refer to attached drawings for details.

Scale

- Size of buildings in relation to surroundings.
- Size of entrances/ facades in relation to human scale.

Refer to attached drawings for details.

The timber raised decking and balustrade relates comfortably with the public use of the external space and will enhance enjoyment as such.

Landscaping

- Landscaping principles and details.
- Future maintenance Information.

The beer garden / landscaping comes with maintenance guidelines that are strictly adhered to by the client's team members.

Appearance

- Architecture/style, design/detail.
- Materials/colours/textures.
- Any lighting proposed.
- How this affects accessibility.

Refer to attached plans for the location, finish and layout of the proposed timber raised decking, doorway, landing & steps leading to beer garden.

Access

- Is equal and convenient access for all users addressed?
- If this cannot be achieved, is justification provided.

Access to the majority of the internal and external drinking areas for wheelchair users and ambulant disabled will remain as existing.