

**TRUE NORTH BREW CO
THE MILTON ARMS, ELSECAR nr BARNESLEY**

ACCESS AND DESIGN STATEMENT INCLUDING CONSERVATION AREA APPRAISAL

In preparing this statement, the guidelines laid out by CABE have been used.

DESIGN PROCESS

1. ASSESSMENT

1.1 PHYSICAL

- Milton Arms is located on Armroyd Lane in Elsecar.
- The site is located within the Elsecar Conservation Area. The Conservation Area Appraisal describes the area as follows:
The Conservation Area is centred on the former Elsecar Colliery workshops and associated housing. The Milton Arms lies on a significant approach from the west. As with many areas of South and West Yorkshire, the traditional building materials are local sandstone and stone slate roofs, although more recent buildings have blue welsh slate roofs which also appear as replacement material on some older buildings.

1.2 SOCIAL

- The Milton Arms was probably built as a licensed premises and has evolved over time with the requirements of modern businesses.
- The rear areas have been developed piecemeal and include a mixture of various outbuildings.
- The pub itself has also been extended with various extensions for toilets, food prep kitchen and ancillary areas. There is a uPVC extension to the rear.
- The works proposed are to enhance the external appearance by removing a poor quality timber shed and uPVC conservatory to be replaced by a larger solid roof conservatory style building and rationalized external area.

1.3 ECONOMIC

- Due to the nature of the works there would be no impact on the value of the site.

1.4 PLANNING POLICY

- The national planning policy Framework has been considered.

National Planning Policy Statement

The National Planning Policy Framework (NPPF) was published in March 2012. It sets out the Government's intention for the planning system to contribute to the achievement of sustainable development, performing an economic, social and environmental role.

Paragraph 14 states the presumption in favour of sustainable development which means that Councils should:

- Approve development proposals that accord with the development without delay; and
- Grant permission where the development plan is absent, silent or relevant policies are out-of-date unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the Framework as a whole or specific policies in the Framework indicate that development should be restricted.

Paragraph 17 sets out the twelve core principles which should guide planning

- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.
- Seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- Conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations;
- Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

Paragraphs 186 and 187 state that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development, working proactively with applicants, looking for solutions rather than problems and seeking to approve applications for sustainable development where possible.

The policies of Barnsley Core Strategy and Local plan have all been considered. The following policies are considered to be relevant:

CSP29

Design Design Principles: High quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley, including: topography, Green Infrastructure assets, important habitats, woodlands and other natural features views and vistas to key buildings, landmarks, skylines and gateways heritage, townscape and landscape character including the scale, layout, building styles and materials of the built form particularly in and around: Barnsley Town Centre Penistone and the rural villages in the west of the borough within and adjacent to Conservation Areas

Development should: contribute to place making and be of a high quality, that contributes to a healthy, safe and sustainable environment help to transform the character of physical environments that have become rundown and are lacking in distinctiveness enable all people to gain access safely and conveniently, providing, in

particular, for the needs of families and children, and of disabled people and older people contribute towards creating attractive, sustainable and successful neighbourhoods achieve a Building For Life assessment rating of 'good' or equivalent as a minimum, in developments of 10 or more dwelling

CSP30

The Historic Environment: We will positively encourage the management, conservation and enjoyment of Barnsley's historic environment and make the most of the heritage assets which define Barnsley's local distinctiveness.

Development which affects the historic environment and Barnsley's heritage assets and their settings will be expected to protect or improve: the character and/or appearance of Conservation Areas the character and/or appearance of Scheduled Ancient Monuments the character and/or appearance of Listed Buildings (including any locally listed buildings or buildings of archaeological significance) archaeological remains of local or national importance the character and/or appearance of historic parks and gardens and other historic landscapes including key views from and within these landscapes

CSP40

Pollution Control and Protection: Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people. We will not allow development of new housing or other environmentally sensitive development where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against. Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate

Policy GD1

General Development: Proposals for development will be approved if: There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;

They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;

They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land;

They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape;

Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated;

Adequate access and internal road layouts are provided to allow the completed development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas;

Any drains, culverts and other surface water bodies that may cross the site are considered;

Appropriate landscaped boundaries are provided where sites are adjacent to open countryside;

Any pylons are considered in the layout; and

Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.

Policy E5

Promoting Tourism and encouraging Cultural Provision: We will promote tourism and encourage the growth and development of cultural provision by: Encouraging the provision of a wide range of venues and opportunities for cultural activity;

Safeguarding and sustaining existing cultural provision;

Promoting the existing cultural provision and tourism offer (for example museums, theatres, accommodation and hospitality); and

Encouraging the growth of the tourism business sector.

Major new tourist and cultural facilities will be focused within existing centres where possible. Tourist related development in rural areas will be protected and encouraged to support and diversify the local economy, subject to the requirements of Policy E6 Rural Economy.

Policy D1

High Quality Design and Place Making Design Principles: Development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley, including: Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;

Views and vistas to key buildings, landmarks, skylines and gateways; and

Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

Through its layout and design development should: Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;

Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;

Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;

Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;

Provide clear and obvious connections to the surrounding street and pedestrian network;

Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;

Promote safe, secure environments and access routes with priority for pedestrians and cyclists;

Create clear distinctions between public and private spaces;

Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;

Make the best use of high quality materials;

Include a comprehensive and high quality scheme for hard and soft landscaping; and

Provide high quality public realm.

In terms of place making development should make a positive contribution to achieving qualities of a successful place such as character, legibility, permeability and vitality.

PolicyHE1

The Historic Environment: We will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk This will be achieved by:

a. Supporting proposals which conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place. These elements and assets include: The nationally significant industrial landscapes of the Don Valley which includes Wortley Top Forge and its associated water management system. Elsecar Conservation Village, its former ironworks and its workshops which were once part of the Fitzwilliam Estate. A number of important 18th and 19th century designed landscapes and parks including Wentworth Castle parkland (the only grade I Registered Park and Garden in South Yorkshire), and Cannon Hall Park. The well preserved upstanding remains of the Cluniac and Benedictine monastery at Monk Bretton. 18 designated conservation areas of special and architectural interest including three town centre conservation areas, as well as large areas incorporating Stainborough Park, Cawthorne, Penistone and Thurlstone. The 17th century Rockley Blast Furnace and its later engine house. Gunthwaite Hall Barn, a large 16th century timber framed barn. Barnsley Main Colliery Engine House and Pithead structures. The 17th century Worsbrough Mill (the only historic working water mill in South Yorkshire).

Relatively widespread evidence of pre-historic settlements, and occupation which are often archaeological and below ground but sometimes expressed as physical or

topographic features. The boroughs more rural western and Pennine fringe characterised by upland and (often) isolated settlements or farmsteads surrounded by agricultural land and dominated by historic and vernacular buildings built from local gritstone.

b. By ensuring that proposals affecting a designated heritage asset (or an archaeological site of national importance such as a Scheduled Ancient Monument) conserve those elements which contribute to its significance. Harm to such elements will be permitted only where this is outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of a designated heritage asset (or an archaeological site of national importance) will be permitted only in exceptional circumstances where there is a clearly defined public benefit.

c. By supporting proposals that would preserve or enhance the character or appearance of a conservation area.

There are 18 conservation areas in the borough and each is designated for its particular built and historic significance. This significance is derived from the group value of its constituent buildings, locally prevalent styles of architecture, historic street layouts and its individual setting which frequently includes views and vistas both into and out of the area. Particular attention will be given to those elements which have been identified in a Conservation Area Appraisal as making a positive contribution to its significance.

d. By ensuring that proposals affecting an archaeological site of less than national importance or sites with no statutory protection conserve those elements which contribute to its significance in line with the importance of the remains. In those cases where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, an understanding of the evidence to be lost must be gained in line with the provisions of Policy HE6.

e. By supporting proposals which conserve Barnsley's non-designated heritage assets. We will ensure that developments which would harm or undermine the significance of such assets, or their contribution to the character of a place will only be permitted where the benefits of the development would outweigh the harm.

f. By supporting proposals which will help to secure a sustainable future for Barnsley's heritage assets, especially those identified as being at greatest risk of loss or decay.

3. EVALUATION

- The existing timber shed and uPVC conservatory are inappropriate elements within the overall site.
- The replacement building and landscaping works will create a tidier and more coherent layout and use more appropriate materials.

4. DESIGN

- The works proposed are as follows:

Demolition of shed and conservatory and building of new extension to the trade area using timber windows, rendered walls and a blue slate roof more in keeping with the palette of the conservation area.

The rear area where the shed is demolished will be landscaped with stone style paving and boundary fences.

5. USE

- The works are ancillary to the current use of the site and building.

6. AMOUNT

- The works are of a relatively minor nature and as a consequence, they would not impact on either the physical or the visual aspects of the site.

7. LAYOUT

- The proposals would enhance the currently site.

8. SCALE

- When detailing the structure the solution is felt to be as appropriate to the scale of the overall development.

9. LANDSCAPING

- The landscaping of the area is to reflect the existing materials on the site

10. ACCESS

- The current access arrangements would be unaffected by the proposals.
- When called upon, the management team aid access, which has not proved to be a problem to customers on other sites in the past.

11 SUMMARY

True North Brew Co, have a large number of buildings making up their trading estate. The Company have been custodians of properties that, under other circumstances or in the ownership of other operators, would no longer be public houses; many would have been converted to residential or commercial properties. The availability of take-home drink from supermarkets and off-licences and take-away and chilled foods, together with increasing fixed costs and increased tax on beer, has in so many instances accelerated pub closures – some 7 public houses are closing each day at present. Following the much needed works, The Milton Arms, it is hoped will continue to thrive as a valued asset in Elsecar

Therefore, the applicants ask that the Council grant consent for the works.