# architectural Ltd.

## ACCESS STATEMENT

Project: Extension of Bank View café to form additional A3 café use.

Date: June 2010

This access statement is for the purposes of planning only. It should be read in conjunction with the application plans.

**Access**

The site is located in Langsett, Barnsley. Access to the existing car park is via a dropped kerb access to one side of the building. The car park is accessed directly from Langsett Road (A616)

At present neither disabled parking or access is a consideration within the site.

The proposal will include a disabled car parking bay as well as proper level threshold access and disabled facilities internally.

It is not proposed to alter the site access from Langsett Road (A616)

**Design**

The proposed extension is intended to provide additional café space with sufficient overflow capacity to allow group bookings to be undertaken without effecting regular and passing trade. These bookings are usually form cycle clubs or groups of walkers etc.

It is worth noting that the café currently provides refreshments and light buffets for the neighbouring Langsett Barn - a listed 15th century barn - which has recently been restored. The project was jointly undertaken by the National Park Authority, Barnsley Metropolitan Borough Council, Yorkshire Water, Langsett Parish Council and the Countryside Commission, working through the Peak Park Trust (a charity which works to conserve the local heritage). Unfortunately the Barn does not have its own catering facilities and relies upon local business such as Bank View café to help maintain its popularity with visitors.

The intention of this development will be to increase the existing kitchen area to help cater for larger visitor numbers and outside functions such as those at the barn.

At present the toilet accommodation is located in an out building in the car park, the proposals will remedy this providing additional in house w.c. accommodation upto British Standard 6465. It is intended that the existing out buildings be demolished and used as additional car parking.

The Property is situated in both Green belt and conservation areas. As such it is the intention to use materials and details that match the existing building and will not have a detrimental effect upon the local character of the area.

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|---|---|
| The overall pre 1949 structure | 156.6m2 |
| Total proposed | 276.4m2 |

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Images of the property at the present time.






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