

110701/DAS

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DESIGN & ACCESS STATEMENT
IN SUPPORT OF
FULL PLANNING APPLICATION AT
CHENNELLS, 1 WELLINGTON STREET, BARNSELEY, S70 1SS
IN RESPECT OF EXTERNAL SHELTER



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This statement consists of seven elements, these are:

1.00: USE

2.00: AMOUNT

3.00: LAYOUT

4.00: SCALE

5.00: LANDSCAPING

6.00: APPEARANCE

7.00: CLIMATE CHANGE MITIGATION

1.00: USE

The premise is a public house currently trading and being operated by the applicant Amber Taverns. The property holds a central location within the area, although it should be noted is not within a Conservation Area. The property has previously undergone a refurbishment, carried out by the applicant which has improved the aesthetics of the property, provided a better operated and well managed facility.

The existing property currently offers only a side yard in regards to external facilities and provides nothing in relation to a structure where patrons can be sheltered from the elements when outside, it is for this reason the application which this design and access statement is made in support of is being made.

2.00: AMOUNT

The proposals include the erection of 2no detached external structures to be constructed from treated softwood timber and to have a natural slate roof covering to match that of the existing property.

Shelter 1 (as indicated on submitted plans) once erected will cover a area of 3100x4250mm and scale a height of 3440mm at its ridge.

Shelter 2 (as indicated on submitted plans) once erected will cover an area of 3165x4125mm and scale a height of 3460mm at its ridge.

3.00: LAYOUT

The proposed shelter has been sited to the side yard of the property to provide a safe location for patrons using the external facilities of the public house, away from highway traffic and the main public house entrances.

4.00: SCALE

In regards to scale the proposals will not affect the existing property. Similarly the existing height will not be affected and the architectural hierarchy of the property will not be affected. As previously stated the proposed Shelter 1 is to scale a height of 3440mm at the ridge & proposed Shelter 2 is to scale a height of 3460mm at the ridge.

5.00: LANDSCAPING

Due to the nature of the application being for a proposed external shelter no landscaping is to be introduced, other than seasonal baskets to be introduced by the client.

6.00: APPEARANCE

The appearance of the existing property is to remain the same and remain untouched as part of this application.

The proposed new shelter will be constructed and installed in accordance with the plans, and details provided on those plans which are submitted as part of the application which this design and access statement relates.

7.00: CLIMATE CHANGE MITIGATION

The construction of the shelter will be done so using reclaimed slate locally sourced and using only timbers obtained from sustainable sources.

PRE APPLICATION ADVICE

Pre-application advice has not been sought from the local authority for this application, though advice was sought on the principal application for the proposed works to the main building.