

CONCORDE BGW

Palmer Street
Hyde Park
Doncaster
DN4 5DD

BGW
DESIGN
STUDIO

PART OF CONCORDE BGW

SITE:

THE NORMAN INN
BURTON ROAD
MONK BRETTON
S71 2HG

On behalf of Marston's PLC

3rd DECEMBER 2014

**DESIGN AND ACCESS STATEMENT FOR PROPOSED
EXTERNAL ALTERATIONS TO EXISTING PUBLIC HOUSE**

EXISTING BUILDING AND ITS CONTEXT:

The Norman Inn public house is situated on Burton Road, Monk Bretton on the outskirts of Barnsley South Yorkshire. The property is a two storey stone and brick faced building with a large car park to the front and side and a rear patio and drinking area with an enclosed kids play area located to the left of the property.

Access to the premises is taken via two of the main front entrances, with access to the rear beer garden being made directly via the rear access doors. Access can also be made to the beer garden via a small side gate.

DESIGN AND ACCESS:

It is our client's intention to provide a covered seating area to the front elevation of the property. The seating will take the form of a series of small timber constructed booths each with their own central pendant light. The roof covering will be of timber construction with an astro turf finish to the upper face and timber constructed wave feature running under to create movement and interest. The intention is also to provide festoon lighting features on posts linked to the main building with a low level rope and post detail. Flooring around the seating will be astro turf. Loose furniture and feature planting will also be provided around the booths.

The proposed solution will be located to the front elevation of the main building so within the existing cartilage of the premises and therefore the existing doors and escape routes will remain unaffected.

STATEMENT OF INTENT:

With these proposals the applicant intends to freshen and enhance the existing external character and appearance of this building and intends to fully comply with all current regulations and good practices.

Sources

We have referred to:

1. Current building regulations