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Ref: BPD/LED

13th December 2010

DESIGN AND ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT, THE FLOUCH INN, HAZELHEAD,
NEAR PENISTONE, SHEFFIELD, SOUTH YORKSHIRE S36 4HH.

1.0 INTRODUCTION.

- 1.1 This Design and Access Statement has been prepared by Yorkshire Developers Limited on behalf of Mr. David Yeardley, the owner and aims to provide sufficient information to accompany the planning application for the demolition of the existing buildings and use the recovered building materials in the construction of two rows of three houses with integral garages and forecourts on two sides of a paved courtyard on the site of the Flouch Inn, Hazelhead, near Penistone. South Yorkshire S36 4HH.

STEP 1 – ASSESSMENT OF CONTENT

2.0 SURROUNDINGS

Uses

- 2.1 The proposed development site is located in a rural, mixed use area near to the main Sheffield to Manchester road, the A628 and there are several houses and bungalows in close proximity together with some farms and a light engineering works, the latter being located on Old Manchester Road, a cul-de-sac to the south of the site.

Whams Road, the A 616 is on the western boundary and this road also forms the boundary between South Yorkshire and the Peak District. The site is near to Penistone, Stocksbridge, Crow Edge, Millhouse Green, Thurlstone, Langsett and is within easy reach of Holmfirth, Huddersfield, Barnsley and Sheffield, together with the Peak District towns of Glossop and Buxton.

Buildings/Character.

- 2.2 The buildings nearest to the proposed development are The Old Flouch and the adjoining Flouch Cottage, circa 19th C, which are situated at the

cross-roads to the south west of the subject site and the single storey light engineering works circa 20th C on Old Manchester Road on the southern boundary of the site.

There are several other houses and bungalows in the vicinity that were built during different periods and these add to the character of the area.

Spaces.

2.3 The area surrounding the development site consists of farms with farmland, individual houses, some of which were once associated with the farming community, wooded plantations, open moors and reservoirs.

According to a local resident, there are seven houses in the vicinity which occupy an area of about 220 acres, but the gardens in which they are set are relatively small and the remainder of the 220 acres is farmland.

The Old Flouch and Flouch Cottage and their garages occupy an area of some 8,116 sq.ft or 0.18 acres, a density of eleven houses per acre.

The Flouch Inn occupies an area of 65,460 sq.ft. or 1.50 acres and the proposed development is for six houses with integral garages which equates to a density of four houses per acre.

The Flouch Inn has a total floor space of 14,000 sq.ft. or 1,300 sq. m. and the proposed development has a total floor space of 11,300 sq.ft. or 1,050 sq.m.

Access Routes

2.4 The site is on a bus route connecting the local hamlets and villages to Penistone, Barnsley, Sheffield, Huddersfield and Glossop, and trans-Pennine coaches use the nearby A 628 to reach the Lancashire towns. There are primary schools in Millhouse Green and Penistone, both of which have places for more pupils and Penistone Grammar School has places available for older children.

Penistone has all the facilities you would expect from a market town of this size and it is expected that the purchasers of the proposed houses will have access to one or more motor vehicles, which is usual for a rural location.

Special Designations.

- 2.5 The development site is located within the Green Belt as designated in the Barnsley Unitary Development Plan, which was formally adopted in 2000.

3.0 THE SITE.

Uses.

- 3.1 The development site has an approximate area of 0.61 hectares of 1.50 acres and The Flouch Inn building has a total floor space of 1,300 sq. m. or 14,000 sq.ft on four floors and there is a large car park and service area.

Buildings/Character.

- 3.2 The construction of The Flouch Inn commenced in 1939 but due to the restrictions on building works and the shortage of building materials during the second world war, it was not completed until 1944 when the licence to sell alcohol was transferred to the new premises from the original Flouch Inn (The Old Flouch), which then reverted to a residential use.

Spaces within the Site.

- 3.3 The Flouch Inn was designed as a quick-stop facility for the people travelling, mainly in coaches that plied between the towns and cities of West and South Yorkshire to the west coast holiday resorts of Blackpool, Morecambe and Southport. It was also a stopping off place for coaches

carrying supporters to and from the greater Manchester and Liverpool areas for football and cricket matches. Private motorists, motorcyclists and drivers of commercial vehicles were able to use the facilities provided.

Natural Features.

- 3.4 There are some mature trees and hedgerows on the northern, western and southern boundaries of the site and these will be retained. More trees will be planted on the boundaries of the site and in the landscaped areas to the requirements of the trees officer.

Topography/gradients

- 3.5 The natural gradient of the site is about 3.0 metres down from west to east and about 3.0 metres down from south to north.

The proposal is to reduce the level of the existing car park as shown in drawing number FIH/YDL/20A, to provide a downwards gradient towards the northern boundary to facilitate the surface water drainage and reduce the differences in level between the car park and the natural level of the land.

4.0 SOCIAL CONTEXT.

Affect from the loss of a local facility.

- 4.1 The Flouch Inn has been a public house for over sixty years and was a popular venue for many of those years, but the introduction of the Law in the 1960's restricting the consumption of alcohol for drivers, the road alterations, to the A 628, that by-passed the site in the 1990's and more recently, the availability of cheap beers, wines and spirits from the supermarkets partly explain the lack of patronage and the demise of a once flourishing business.

However, one of the main reasons for lack of patronage is the building its self.

The Flouch Inn was never intended to be a 'cosy' pub where people could linger, it was designed to cater for a large influx of people on coaches, who wanted to have a quick drink, eat some food, use the toilets and be on their way to their destination as soon possible.

Potential overlooking or overshadowing from the site.

4.2 There is no potential for overlooking or overshadowing the nearby houses from the site due to the proposed development , because the houses will be located close to the northern and eastern boundaries, well away from the Old Flouch and Flouch Cottage.

Impact on local services.

4.3 There will be a positive impact on local services as it is likely that some of the houses will be occupied by families with one or more children of school age and there are places available at the local primary schools and Penistone Grammar School. All the local retail and leisure premises will benefit from having these additional families living in this location and there will also be a benefit to the existing residents because there is concern by some of them about security to their homes, particularly in the winter months.

5.0 ECONOMIC CONTEXT.

Any business supported.

5.1 The development will support the building industry in the short- term and provide long-term benefit to the shops, restaurants, community activities, schools and public services within easy reach. It will also provide additional rates to the local councils.

6.0 PLANNING POLICIES

6.1 These have been discussed with the planning officers and this revised planning application is a result of those consultations..

7.0 INVOLVEMENT OF THE COMMUNITY.

7.1 The local planning authority is aware of the proposed development as there have been telephone conversations, e-mails exchanged and several meetings have taken place with the planning officers.

The local residents have been contacted and their views on the demolition of The Flouch Inn and replacing it with the proposed residential development have been received and some of their concerns have been addressed.

8.0 EVALUATION.

8.1 The proposals are considered to be in accordance with the Council's Unitary Development Policies, which have been defined in Section 6. The houses have been designed to resemble circa 19th C. farm buildings and will be built with natural stone on all external elevations, re-claimed from the Flouch Inn. Roofing materials will be in character with the location. The courtyard will be paved with reproduction cobble stones and the house forecourts will be paved with sympathetic products. A 1.8 metre high, close-boarded timber fence will be erected on the western boundary of plot 1 to provide privacy to the garden of the home owners and ensure openness on the site. The trees on the site boundaries will be retained and will be protected during the construction period.

To improve the road safety of the proposed development, the existing accesses to the site on Whams Road and Old Manchester Road will be closed and the existing stone walls will be extended to fill the gaps in the walls.

A new access road will be constructed from Old Manchester Road leading to the courtyard area and a 2.0 metre wide footpath to the site will be provided on Old Manchester Road at the request of the Highways Department

8.2 The Flouch Inn was built as a typical public house of the period, more generally to be seen in suburban areas of towns, cities to meet the breweries requirements, who would provide loans for the building and the fitting out of the premises in return for a contract to supply beer, wines, spirits etc. The buildings had to be pleasing in appearance, to attract the customers and be capable of providing them with food, drink and toilet facilities without waiting.

8.3

At some stage the Flouch Inn was acquired by Bass Breweries and had several changes of management before it was purchased by my client from Marsdens Breweries in 1994.

Since then the Flouch Inn has been operated by seven different tenants in both the main premises and separately in the basement. The latter was unoccupied from 1999 until 2002 and the lease to the present tenant who operates the licensed Balti House will expire in 2011.

The main premises, occupying the ground, first and second floors has been vacant since the 20th September 2010 when the tenant left without notice, taking with him valuable kitchen equipment.

8.4

My client is very concerned that his premises could be targeted by vandals once they are known to be unoccupied, and to prevent intruders breaking in, he has had doors and windows boarded up on the inside. They cannot be seen from outside for security reasons.

8.5

The proposed residential development will not detract from the Green Belt setting and in fact, demolishing this large dominant building, which is out of place in this rural setting, will provide houses of similar scale and design to the nearby houses.

9 DESIGN OF THE SCHEME.

Proposed Use

9.5 The proposed development will provide an opportunity for some families to enjoy the benefits of living in a rural setting and becoming part of the wider community.

Site and Surroundings.

9.6 The Flouch Inn will be carefully demolished by experts and the building materials recovered will be used extensively in the construction of the houses within the proposed development.

The weathered natural stone taken from the buildings will be used on the external elevations of the new houses and other building materials, such as timber and crushed bricks will also be used in the proposed development.

The courtyard will be paved with reproduction cobble stones and the house forecourts will be surfaced for hard standing with suitable paving materials

Land Use Policies.

9.7 These have been discussed in consultation with the planning officers and have dictated the design and scale of the proposed development.

Amount.

9.8 The planning application proposes the construction of six houses, in two rows of three, set at right angles to each other, with each house having an integral, single garage and space on the private forecourt for a further vehicle and storage for refuse and recycling bins. The existing cess pit will be replaced with a Klargestor installation to process foul drainage. This will be connected to the existing out flow culvert and the surface water drain will also be connected into the existing culvert, by-passing the foul drain.

Layout

9.9 The layout will take into consideration the existing nearby houses, road safety, the differences in levels between the existing car park and the natural land levels, where the houses will be built, and the rural setting.

Scale.

9.10 The houses will be of 2-storey construction with forecourts and frontage to a paved courtyard leading to Old Manchester Road.

The density of four houses per acre is considered to be well within the norms for a rural location and the height of the buildings will make be a considerable visual improvement to the site

10 CONCLUSION.

The decision by my client to apply for planning permission to demolish The Flouch Inn and construct houses in its' place has been given careful thought and the closure of the public house/restaurants operation was inevitable, due the location and the change of circumstances that have occurred, particularly over the past fourteen years, which have made the running of the business financially unviable

Because of the problems my client faced with tenants particularly since 2007, he has actively attempted to appoint replacement tenants who are capable of operating a premises of this size, which is off the main road, expensive to heat and maintain, difficult to staff because of its' isolated location and requires a considerable amount of working capital.

This quest proved to be unsuccessful and in August 2008 my client appointed Christie & Co., an internationally known firm of property/business agents with a specialist licensed premises department to market the premises.

They carried out a survey of the premises and posted the Sales Details on their web site on the 9th September 2008.

A copy of the e-mail to my client from the Associate Director Corporate Pubs North and a copy of the Sales details are attached.

Having no apparent success with Christie & Co., my client contacted Simon Blyth, the locally based Estate Agents, for advice on selling the premises.

A copy of the letter they sent my company is attached.

Other uses for the premises have been vigorously explored and these include:-

1. Residential care home.
2. Corporate offices.
3. Offices redevelopment.
4. Health and Fitness Club.
5. Specialist Restaurants some with wedding facilities.
6. Events organisations.

Some of the above companies that were contacted, at director level have no requirements in the foreseeable future because of the economic state of the country, when funding new projects is almost impossible, even for large organisations.

Others have specific locations that they target, usually in highly populated areas. Placing a "For Sale" sign outside the premises would have resulted in further loss of trading, speeding the departure of the main tenant and severely damaging the Balti House business.

There have been a considerable number of licensed premises for sale in recent years and provided they were in the right location, some of these have been sold. Punch Taverns will shortly be marketing about 900 licensed premises to reduce their £9 billion deficit.

We trust that there is sufficient information in this Statement for the planning officers to give their support to this application and that the decision by the planning committee will be favourable.

However, we shall be pleased to hear from you if any of the above details need to be clarified, or more information is needed,

Brian Dunn

From: "David Yeardley" <davidjumbo@btconnect.com>
To: <dunnco@btconnect.com>
Sent: 24 September 2010 12:25
Subject: FW: Flouch Inn - Summary report & recommendations

Brian

Please find letter as discussed with Mr Yeardley today.

Kindest regards

Kevin

-----Original Message-----

From: Martin Stansmore [mailto:Martin.Stansmore@christie.com]
Sent: 24 September 2010 12:08
To: davidjumbo@btconnect.com
Subject: Flouch Inn - Summary report & recommendations

Morning David

Further to your telephone call the earlier this week and request for a summary report on activity on the above property, please find my comments below.

The Flouch Inn was placed on the market on the 9th September 2008 at an initial price of £900,000 for the long leasehold interest.

Due to a lack of interest it was agreed to reduce the price to £799,999 and then again to £750,000 on the 15th June 2009.

Over the past 2 years, the property has been advertised on the C+Co website, resulting in over 1270 web registrations (potential purchasers logging on and looking at the details).

A number of targeted mail shots, telephone and email marketing campaigns have taken place in an effort to generate serious interest, viewings and offers.

To date there have been a number of tentative enquiries and a small number of customer only viewings - the most significant being from Greene King back in the autumn of 2008. Unfortunately they confirmed that they would not be progressing as the economy started to take a nose dive and their acquisitions programme was halted.

To date there have been no formal viewings.

To date C+Co have received no offers for the property either as a whole or part any part of it.

In summary, the market for the Flouch Inn as either a going concern or for alternative use is very thin. The key issues affecting the saleability of the property are as follows:

The market - there is little demand for this type of opportunity at present due to its remote location, size, current trading status, style of operation and asking price.

Location - the site is quite remote and whilst there is a large volume of passing trade nearby, there is very little local trade and there are other smaller pubs / restaurants competing for trade.

It is a very large operation, requiring an experienced operator with the inclination and substantial cash reserves available to acquire this type of opportunity, maybe intending to revamp it and operate it as a drive to food led operation / small hotel.

Ongoing difficulties with raising finance / mortgage facilities on licensed properties, especially closed pubs, resulting in viewer potential purchasers being able to acquire sites such as this.

The majority of the larger national corporate operators, who may have previously expressed interest,

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are consolidating their estates and their debts rather than expanding (with one or two exceptions). Any likely interest is now going to come from regional multiple operators / speculators/ developers. This type of buyer is well placed to advantage of the current economic climate and is very selective, seeking out the best value sites in prime locations. Such buyers may consider the Flouch Inn too high risk or unsustainable in its current format.

The price - prices have fallen significantly over the past 2 years since the peak of the market. As an indication, average hotel property values have dropped by as much as 35-40 % since 1st January 2008 (based on Christie + Co transactional statistical evidence). For closed businesses, being sold without the benefit of any trade accounts and /or goodwill, property values have been affected even harder.

In order to attract any serious interest, either for continued pub / hotel or alternative use, the price would need to be substantially reduced to below £400- 450,000 with the view to seeking offers as close to this as possible.

Whilst I appreciate that this revised sales advice is not good news, it is a fair reflection of the current market and the limitations of this site.

I trust this helps you with your ongoing plans for this site. Should you require any further assistance please do not hesitate to give me a call.

Regards

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19/12/2010

PUB / RESTAURANT

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Ref: 54/04807

- Prominent position on busy A628 to Barnsley
- Substantial detached property
- Large car parks and grounds of c 1.5 acres
- Fantastic redevelopment opportunities (STPP)
- Established drive to operation
- 200 year lease with £500 pa rent

The Flouch Inn
Hazelhead, Crow Edge, Sheffield,
South Yorkshire S36 4HH

Long Leasehold:
£750,000

Christie + Co Leeds
0113 389 2700



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Situation

The Flouch Inn occupies a prominent position on the A616 approximately 11 miles east of Barnsley, 27 miles west of Manchester, 18 miles north of Sheffield, 27 miles south of Leeds and 11 miles from Huddersfield.

The property is ideally located to capitalise on the large volumes of passing trade.

The property

A substantial stone built property under a pitched tiled roof with accommodation over four floors totalling approximately 14,000 sq ft.

The Flouch Inn occupies a large site of approximately 1.5 acre and may suit either partial or full redevelopment, subject to planning.

Public areas

Being well presented and offering deceptively spacious accommodation, with a range of traditional furniture and fittings throughout.

Lower Ground Floor

Currently occupied and trading as an Indian Restaurant providing seating for approximately 100 covers. Central bar servery.

Ancillary areas

Catering kitchen, various stores, customer toilets, beer cellar and garage.

Ground floor

Entrance hall providing access to lower ground and ground floor areas. Conservatory lounge with central bar servery (40).

Extensive open plan dining area catering for approximately 200 covers.

Ancillary areas

Large catering kitchen, various stores, customer toilets.

First floor

10 en suite letting rooms, plus ancillary areas.

Second floor

Large open plan loft space, which has been partly converted by the vendor and offers further scope to create additional letting rooms or private accommodation (subject to obtaining the necessary consents).

External details

Extensive grounds providing parking for approximately 200 vehicles. In addition, there is a decked terrace providing an external smoking / drinking / dining area.

The business

Until recently there were two independent restaurant businesses trading from the property, each being let on a separate tenancy agreement.

An Indian Restaurant is trading from the lower ground floor, however, we are advised that this tenancy will be terminated by the vendor upon a successful sale of the property.

The ground floor dining area and bar are currently open only on Friday and Saturday trading as a Thai Restaurant, with a traditional Carvery offer on Sunday.

The vendor is not an operator and simply wishes to sell the property to allow him to concentrate on his other business interests.

Trading information

No trading information will be available. The business is being sold with the benefit of vacant possession.

Fire risk assessment

In accordance with the Regulatory Reform (Fire and Safety) Order 2005, we have assumed that an adequate Fire Risk Assessment has been carried out where there are more than five people employed within the business.

Tenure details

Long leasehold. 200 years from 1940 with annual rent of £500.

Viewing

No direct approach may be made to the business. For an appointment to view, please contact the agent.

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For full information, please call Christie Finance on 0113 389 2717 or Christie Insurance on 0844 4124924. Alternatively, visit www.christiefinance.com or www.christieinsurance.com

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BUSINESS INTELLIGENCE

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Our ref: DCR/SB

23 September 2010

Mr B Dunn
Yorkshire Developers Limited
120 Huddersfield Road
Penistone
Sheffield S36 7BX

Dear Mr Dunn

RE: THE FLOUCH INN, HAZELHEAD, PENISTONE, SHEFFIELD

Further to our recent telephone conversation regarding the proposed development on the site of the above property, I am pleased to lend my support to the proposal of demolishing the existing building and replacing it with a residential courtyard development of modest four bedroom detached houses.

On behalf of the owner David Yeardley, both Simon Byth and myself attended a site visit at the property approx 12 months ago and came to the conclusion that a conversion of the existing building would be both problematic and expensive, leading to a hotch potch of poorly designed properties within an unattractive building which has no architectural merit and would still look like a large public house and deter potential buyers.

The existing building dominates the site and is set at an angle which makes it difficult to carve up the land for suitable gardens and create any degree of privacy. The building would also be expensive to maintain and heat for incoming purchasers.

In summary, the best use for the site would be to demolish the existing building and build a small select development of affordable family homes with gardens and garaging.

I trust this information is helpful but please do not hesitate to contact the writer for any further input.

Yours sincerely

David Robinson

David C Robinson FCIB
Partner
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