

## **DESIGN AND ACCESS STATEMENT -**

### **SITE**

The Junction  
Wombwell  
74 Wharf Road  
S73 0XB

### **Client**

**Star Pubs and Bars**

## **1. Introduction**

### **1.1 Proposal Description**

Our client, Star, pubs and Bars are seeking to upgrade the external facilities of the pub by forming a new balustrade to the existing ramp and also providing a new extension to the rear of the site, to allow for a larger cellar space. The works proposed to the existing ramp will offer a better experience for customers by ensuring their safety comes first whilst also improving the overall aesthetic of the property. The proposed extension to the cellar also allows the site to withhold more products for the customers to purchase, guaranteeing the customer that there will always be enough products resulting in improved customer satisfaction. This application therefore covers the following elements:

- New balustrade to existing ramp
- New extension to rear of property to extend cellar space

### **1.2 Area**

The Junction, is situated in a town called Wombwell within Barnsley. There is a high street a 5 minute drive from The Junction which inhibits shops, cafes, and fast-food take-outs. Wombwell has its own railway station, providing several destinations for its locals to get to.

### **1.3 Use**

The site is owned by Star Pubs and Bars and has a well-established team eager to run the pub after its renovation. Since its closure, the pub has been neglected and is ready for Star Pubs and Bars to invest their money and time to bring the well-known pub back to life. The Junction was a former charming, traditional pub which will open as a community based pub serving great food and a variety of premium on trend drinks and also a clear calendar of events to appeal to the new customer base.

### **1.4 Economic, Social and Environmental Assessment**

Our client believes that a pub is an important part of any community, as it offers a place for people to socialise and relax. The public house has the potential to enhance the business by carrying out the upgrades outlined in this application. The exiting ramp to the front entrance does not currently have a balustrade. Improving the site by providing a new balustrade will encourage customers of all ages including those with disabilities to visit the pub. It will reassure all customers that they can safely access the pub comfortably.

With regards to forming an extension to the rear of the site, this will extend the cellar space and therefore allow for more products to be stored. This will attract new and beloved customers into the pub by ensuring there are enough products for them to purchase, improving overall customer satisfaction.

Society is more understanding of good design and therefore expectations are now higher than before. Along with this, people have a better understanding of good service. Our client respects this and therefore feels that the alterations outlined in this application will be essential for the development of the pub and its business & keeping up with the competition.

The improved facilities will be carried out to our client's very high standards and will be promoted locally, creating interest around the site. People living and working within a short distance of the pub, should be more inclined to visit the pub to use the improved appearance as well as enticing people from further away to come to this destination site. Customers may be encouraged to use public transport or walk to this site, rather than driving to pubs further away to get this better level of facility. This will help to reduce the traffic at prime socialising times as well as also encouraging money to be spent by the local people to remain in the area. Ultimately it may help the local environmental and road safety issues, whilst at the same time encouraging people to drink responsibly and not risk drinking and driving.

## **2. Design Principles and Concepts**

### **2.1 Amount and appearance.**

The proposals in this application include the following:

- New balustrade to existing ramp
- New extension to extend cellar

### **2.2 Layout and Scale**

- The trade area will remain the same but the building footprint will increase in size due to the extension of the cellar

### **2.3 Landscaping**

- No landscaping works will be applied

## **3. Access**

### **3.1 Access to the Transport Network**

As this is an existing site, the existing transport network will be retained.

### **3.2 Inclusive Access.**

All existing access' will be retained.

## **4. Consultations**

Our client is happy to speak to all neighbours and any other parties, who wish to discuss the proposed plans.