# Victoria Public House
# Design & Access Statement

## Purpose of Development

This is to replace a public house at the end if it's useful life and with no prospect of continual business. The layout of the building will not allow modern public house business practice. The fabric of the building is not capable of economic repair and the major upgrade required by Building Regulations and Environmental Services. The market has been investigated but in the current context of mass closure of Public houses in more viable locations this building cannot be sold as a business.

## The Site

The public house occupies a crossroad site facing the Sheffield Road at Victoria and just within the BMBC boundary. There are some, mainly terraced, houses in close proximity forming a small hamlet. The public house is larger in scale than the surrounding houses and is in white rendered material unlike the rest of the local buildings which are generally in natural stone. The site has sufficient space for the low levels of parking which currently occurs and is accessed off Wood Royd Hill Lane, a quiet country road serving a very rural road network.

## The Proposal

Outline approval is sought for housing. Details of the proposal are reserved but a notional layout is submitted indicating a possible form of development. The layout shows an arrangement of 4 linked houses reflecting the terraced nature of surrounding properties.

## Access

Access is taken from the existing road access but in a more structured form. The proposal is 200% car parking in this location with visitor spaces.

## Design – mass

The linked properties have a "footprint" no larger than the existing building. Because the public house has higher rooms than domestic property the height of the proposal has less visual impact than the pub. The affect on the greenbelt "openness" is therefore neutral or less. From distant veins the houses will be less intrusive because of the height difference and more sympathetic materials.

**Materials**

The buildings will be in natural stone with good quality artificial stone slate roofs and timber windows and doors

**Layout**

The buildings align with adjacent property and have small private front gardens with most of the private space to the rear in landscaped gardens of generous dimensions. Any domestic paraphernalia will be screened by existing and new hedges and trees to the *boundary and gardens.*

**Fenestration**

It is proposed that the openings generally will be simple vertical proportions with traditional detailing to heads and cills, Details of the designs will be dealt with under reserved matters.

**Summary**

The proposals will be a sympathetic and appropriate replacement for a commercial building no longer viable in today's market.

MAC 08/10