

DESIGN & ACCESS STATEMENT RELATING TO:-
PROPOSED TERRACE/ SEATING AREA INCLUDING HARD AND SOFT LANDSCAPING
WORKS TO THE FRONT OF:
THE ROSE & CROWN PH, BARNLEY ROAD, HOYLANDSWAINE, BARNLEY S36 7JA

1. Introduction

This Statement has been prepared with reference to:

- NPPF
- Barnley Statutory Development Plan
- Hoylandswaine Conservation Area Map
- Environment Agency Flood Map

This Statement should be read in conjunction with ADP Ltd., drawing no's 981-01 to 981-05 (incl.) and Appendix A – Photo Montage.

2. Site Assessment

The Rose & Crown is a village community public house, on Barnley Road, Hoylandswaine, in the centre of the village and, is a core facility, within the area.

It is located within Flood Zone 1 and in the Hoylandswaine Conservation Area.

Flood Risk

Zone 1 - land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%)

Site Classification – More Vulnerable

Flood Risk Assessment – Not Required.

3. Proposal

3.01 Use

- The existing use, (ancillary terrace/ outside seating area to the public house), will remain unaffected by the proposals.

3.02 Amount

- The proposals do not increase the external dimensions/ floor area of the host building.

3.03 Layout

- The existing layout will remain unaffected by the proposals.

3.04 Scale

- The scale of the proposal is subservient to the host building.
- The proposed paved terrace area footprint is 13.4m wide x 5.5m deep
- The proposed dry-stone wall partly enclosing the terrace area is 10.9m wide x 2.1m deep x 0.75m high

3.05 Appearance

- The proposals will improve the external appearance of the building. New materials will match or be complimentary with existing materials, to ensure integration with the host building and its surroundings.
- The effect of the proposed development will improve the character and appearance of the area by softening the building structure and existing hard surface treatment/ finishes.
- The proposals will not be detrimental to the open character of the immediate locality and, will enhance the appearance of the conservation area.

3.06 Landscaping

- Seasonal planting/ hanging baskets will continue to be employed, to soften the existing structure and add visual interest.
- A comprehensive soft landscaping scheme is proposed to soften/ partially screen the existing structure and add visual interest.
- There will be no adverse effects on nearby trees.
- Low level and raised planting beds will provide an attractive soft edge to the eastern site boundary (Barnsley Road).

3.07 Access/ Egress

- No changes to the vehicular access to and from, the application site will be required by the proposals.
- Existing visibility at the vehicular access to the car park is good and, will remain unchanged.
- The development should not result in any 'effective' loss of car parking spaces (Approximately 28no. spaces are currently available)
- 4no car park spaces will be lost because of the proposals although 2no. additional DDA parking spaces will be provided in compliance with BS8300.
- The large extent of car parking at the rear and side of the public house will remain
- The proposals will not impact on existing disabled persons access into the premises
- The existing level access to the terrace/ outside seating area from the car park and level access into the premises, will remain.
- The site is accessible via alternative transport modes, (including bus/ bus stop located very close to the public house).