

## DESIGN, ACCESS & HISTORICAL STATEMENT

Project: Bank View Cafe, Change of use from Class E(b) (A3) to C1 at first floor for letting accommodation including external alterations.

Date: January 2021

This access statement is for the purposes of planning only. It should be read in conjunction with the application plans.

### The Site & Surroundings

Bank View Cafe is located within the Langsett Conservation Area.

There are a number of Grade 2 Listed properties on the opposite side of the A616. Comprising of a number of residential properties and a commercial Public House.

Langsett Barn dating the 1620's is located on the Eastern end of the village and has a Grade2 listing.

These are predominantly stone built properties dating from the 17th & 18th Centuries.

The proposals at Bank View will have a negligible visual impact on these properties as the proposed alterations are to the rear of Bank View Cafe. The Street scene will along the A616 will remain unchanged for the purposes of this proposal.

As the Proposal is for a letting accommodation it very well may have a positive impact on the local businesses such as the Coach and Horses Public House.

Bank View Cafe has an existing rear car park and seating area with sufficient capacity for clientele to park off road without any hindrance to the A616. The rear seating areas will be available for use by the occupiers of the rooms for the duration of their stay.

### Access

The site is located in Langsett, Barnsley. Access to the existing car park is via a dropped kerb access to one side of the building. The car park is accessed directly from Langsett Road (A616)

It is not proposed to alter the site access from Langsett Road (A616)

Car parking is provided at the rear of the site for customers. It is intended that this area will be used for the letting accommodation.

### Design

The proposal is to form an external stairwell and new entrance way to the rear of the premises to provide access to the first floor.

The staircase will be galvanised painted steel and will lead over the proposed new entrance which will be in Georgian style post and beam timber.

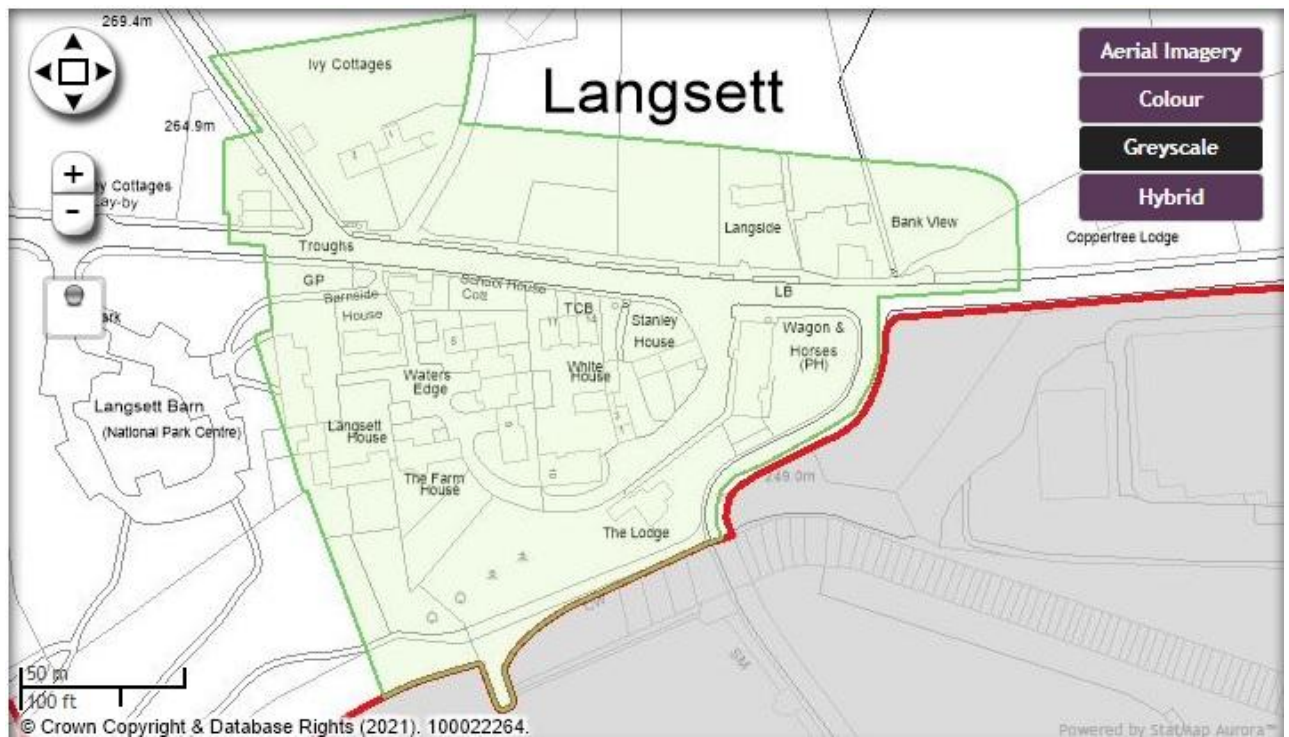
The ground floor will benefit from an area for the removal of muddy boots etc.

Please refer to the application drawings for details of the external additions

Internally the first floor will be remodelled to provide letting accommodation. It is not proposed to alter the front elevation of the building other than to replace windows.



*View of front elevation to remain unchanged*



*Langsett Conservation Area*



*Location of Listed Buildings in relation to Bank View Cafe*