



DRD ARCHITECTURE
INTERIOR DESIGN
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Planning Statement

Proposed external beer cellar

March 2016

Land to the rear / side of The Tavern (previously known as Lundhill Tavern, Beech House Road, Hemingfield, Barnsley. S73 OPF for Enterprise Inns PLC

The Tavern (previously known as the Lundhill Tavern) is situated on Beech House Road on the outskirts of Hemingfield, it is a traditional pub with an established use and is positioned in a low lying area at the bottom of the main road between Hemingfield and Wombwell, which we understand is not in an area of conservation, as such the surrounding land and the Tavern itself suffer from periodic flooding of which has been addressed in varying forms,

The pub itself has installed numerous internal sump pumps – non of which have truly addressed the problem and at present the existing beer cellar which is below the level of the existing ground level is constantly flooded. This is not an acceptable method of storing beer barrels and drinks etc, so having considered options the proposal is to construct a new beer cellar at ground floor level to the rear / side of the premises.

A single storey building of a plan size 6500 x 6500mm is proposed, constructed from insulated blockwork cavity wall, with a coloured render external finish to approval, an internal ceiling height of 2400mm with a timber roof construction and a parapet roof results in an overall height of the proposed building at 3060mm from finished ground level, the natural fall of the ground away from the main road allows the proposed building to be at a lower height than external footpath level along the front elevation which results in the overall height of the building being lower than the existing 1800mm high close boarded fence along the front boundary, by introducing close boarded gates to the existing opening this results in the entire proposed building being concealed from general view from the main road, delivery access in the building is provided by a steel

security shutter to the front elevation and personal access via a steel security single door to the side.

Level access to provided to both the front and side entrances, with a new concrete floor provided internally, the existing steel escape staircase to the existing main building is to be adapted & extended to form a new access staircase to the proposed unit, whilst maintaining the existing means of escape from ground floor level

What follows are a series of photos which illustrate the use & condition of the derelict land and buildings



View to the front left hand side elevation



View to the side (north) elevation showing existing steel escape staircase & boundary treatment



View showing yard & boundary beyond towards the north