

DESIGN AND ACCESS STATEMENT

18th December 2019

SITE

THE ASH INN
105 WOMBWELL LANE
BARNESLEY
S73 8EP

Client

Punch Taverns

1. Introduction

1.1 Proposal Description

Our client, Punch Taverns are planning a full re-furbishment and external works to this existing destination pub. The proposals briefly include a full internal refurbishment complete with a fully fitted out catering kitchen and the existing smoking shelter will be demolished to make way for a newly extended area to the front of the property which will provide new dining space together with any necessary decorations and repairs.

1.2 Area

The Ash Inn is a charming community pub situated on Wombwell Lane. It is a destination pub located within a residential area. The pub is popular with locals and is near to Stairfoot and Wombwell Lane Retail Park.

1.3 Use

The Ash Inn is a destination pub and currently has a successful but limited trade. The planned refurbishment with new catering facilities will provide additional facilities and will be able to provide a varied menu to cater for all tastes which will in turn reach out to a wider trade. A wide variety of premium drinks including beer, cider, coffee and soft drinks will make The Ash Inn even more popular in the local area. The new, quality food offer, versatile bar areas and family-friendly dining area will see the pub become a welcoming venue for the entire community.

The newly refurbished Ash Inn will appeal to a broad range of customers in the local area, establishing itself as a community hub. It will be transformed into a modern, vibrant and welcoming pub.

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 in an alternative environment to their home. The public house is very popular with the local community. Often the pub is one of the few places, which is inclusive to many areas of society. Punch Taverns would like to strengthen this into the area by offering an improved dining facility with improved facilities for families.

The proposals within the application have been designed to offer an altogether safer and more enjoyable experience for all people visiting the pub, particularly people local to the area who will have a better facility to enjoy only a short distance away.

All works will be carried out to our client's usual very high standards and will be promoted locally, creating interest around the site. People living within the immediate area are likely to want to experience the improvements to The Ash Inn, along with customers from further afield using this as a destination pub. The residential dwellings nearby will encourage people to walk to the site rather than driving to other pubs further away from the area which may already have a better appeal to customers. This encourages people to spend their money locally to

help this business succeed. As the pub is located on a main road, if locals were to use this pub rather than a further afield pub, the immediate local environment and road safety issues would be improved whilst at the same time discouraging people from drink driving.

The proposals in this application will complement both the internal and external space which offers a great service to its customers in terms of drinking and dining, but without detracting from the existing characteristics of this site and the local area.

2. Design Principles and Concepts

2.1 Layout

The footprint of the building will remain as existing with the addition of a small single storey extension to the front. The existing entrance into the pub will be slightly extended to line through with the extension to the front. An existing window on the side elevation will be removed and replaced with a new exit door giving direct access for customers to the rear garden.

The new catering kitchen will benefit from new equipment (refer to separate manufacturers details). The internal spaces are to benefit from a full refurbishment that has been designed to be sympathetic and will in fact enhance the existing characteristics of the property.

All customer egress points are unaffected by the works being carried out.

2.2 Scale

The new extension to the front of the property will provide an area for dining and has been designed to be in keeping with the existing characteristics of the building.

2.3 Conservation

Whilst the building does not lie within a conservation area, the proposals will not have a detrimental effect and will only serve to enhance the buildings original features.

3. Access

3.1 Access to the Transport Network

As this is an existing site, the existing transport network will be retained. The pub is accessible by bus and there is ample car parking available to the front and rear of the building.

3.2 Inclusive Access.

All accesses to the pub have been retained to ensure that all people can use the facilities provided by our client. This development is no different and which is why these proposals have been designed to guarantee that this is a user-friendly site for abled and disabled customers and any improvements comply with both the local planning policy and the Disability Discrimination Act (DDA) 1995.

The final design proposal has been reached to ensure improved facilities not only for the pub but also for the wider community to ensure that the facility creates a more attractive amenity for the area.

The proposal is of a design, layout scale and mass compatible with the locality and any neighbouring buildings and spaces to satisfy the terms outlined in the planning advisory documents provided by Barnsley Metropolitan Borough Council.

4. Consultations

Our client is happy to speak to all neighbours and any other parties, who wish to discuss the proposed plans. However, to this point, no specific consultation has been carried out.