**ENTERPRISE INNS PLC**
**THE BARLEY SHEAF, WOMBWELL**

**DESIGN AND ACCESS STATEMENT**

In preparing this statement, the guidelines laid out by CABE have been used.

DESIGN PROCESS

1. ASSESSMENT

1.1 PHYSICAL

- The Barley Sheaf is located within the community of Wombwell near Barnsley. The alteration works proposed are to extend to the rear to provide an enlarged catering kitchen. The external works improve the seating areas around the building. The proposed works to the car park, improve the appearance and also break the area down to prevent it being used as a cut through.

SOCIAL

- The Barley Sheaf as a community pub is a core facility within the residential area.
- The proposals attempt to improve the environment around the building to give an appealing external seating areas as well as provide a modern catering facility.

1.3 ECONOMIC

- Due to the minor nature of the works there would be no impact on the value of the site.

1.4 PLANNING POLICY

- In developing the proposal, consideration has been given to PPG1, PPG12, PPG15.
- In addition the following policies from Barnsley UPD have been considered:
- Policy BE5
  THE COUNCIL WILL SEEK TO ENHANCE THE ENVIRONMENTAL QUALITY OF EXISTING HOUSING, COMMERCIAL AND INDUSTRIAL AREAS.
- Policy BE6
  THE COUNCIL WILL SEEK TO ACHIEVE GOOD DESIGN STANDARDS FOR ALL TYPES OF DEVELOPMENT.
  PROPOSALS FOR DEVELOPMENT WILL BE ASSESSED USING THE FOLLOWING DESIGN CRITERIA :
  A) THE QUALITY OF LAYOUT, AND SUITABILITY OF SCALE OF THE DEVELOPMENT
  B) THE USE, QUALITY, DESIGN AND LANDSCAPE TREATMENT OF OPEN LAND WITHIN THE SITE AND THE AREA AROUND BUILDINGS
  C) THE STANDARD OF DETAILED DESIGN AND FACING MATERIALS OF PROPOSED BUILDINGS
  D) THE SUITABILITY OF THE WHOLE DEVELOPMENT FOR ITS PROPOSED CONTEXT AND ITS RELATIONSHIP WITH ADJOINING LAND USES.

– Policy CF1
THE PROVISION OF COMMUNITY FACILITIES WILL BE ENCOURAGED WHERE THEY:
A) MEET COMMUNITY NEEDS
B) ARE CONVENIENT AND ACCESSIBLE TO PEDESTRIANS, CYCLISTS AND USERS OF PUBLIC TRANSPORT
C) HAVE ADEQUATE CAR PARKING AND ACCESS ARRANGEMENTS
D) ARE COMPATIBLE WITH ADJOINING USES AND DO NOT ADVERSELY AFFECT RESIDENTIAL AMENITY.

2. INVOLVEMENT

– Whilst our client has not undertaken formal consultations regarding the proposals, the informal views of the building users have been canvassed.

3. EVALUATION

– The requirement to improve the external environment of the building has been identified.

4. DESIGN

– The building which now forms The Barley Sheaf has evolved over time to provide the facilities associated with a licensed premises. There appears to have been extensions but these are not recent.
– The works to create a new catering kitchen is a flat roof extension with materials matching the existing building. The proposal is similar to a previously approved scheme but of a more modest scale.
– A new kitchen extraction system with balanced air input will be installed to current HVAC standards.
– The site is to be already provided with disabled toilet facilities converting an existing ladies toilet. The entrance will be adapted for wheelchair access with a new ramp.
– The patio areas enhance the appearance of the site with the use of sympathetic materials and planting to soften the site.
– The new shelters will act as an external seating area and is sited on new paving areas to the rear of the site.
– The car park works improve the overall appearance of the site and reduce the possibility of cut throughs.

5. USE

– The proposed works are ancillary to the current use of the site and building.

6. AMOUNT

– The works are of a relatively minor nature whilst improving the physical and visual aspects of the site.

7. LAYOUT

– The proposals would improve the availability of all weather external areas for use by customers, new catering facility and car park improvements.

8. SCALE

– When detailing the structures the solution is felt to be as minimalist as possible.

9. LANDSCAPING

- The managers of the site already go to considerable lengths to maintain a clean and appealing environment and this would continue to be the case following the proposed works

10. ACCESS

– The current access arrangements will be improved by the works.