

The Talbot Inn  
Towngate  
Mapplewell  
Barnsley S75 6AS

Feb 2014  
Ref 13.29

## DESIGN AND ACCESS STATEMENT



### 1.0 Background

A planning application is being submitted by the owners of The Talbot Inn at Mapplewell to improve existing toilets and kitchen facilities. The work involves demolishing ad-hoc two storey rear extensions and replacing them with a new two storey rear extension over a similar footprint. The owners have agreed to purchase a small area of land at the rear of the building from Fosters Bakery to allow the rear extension to be increased in size by approximately 1.2m.

The current owners purchased The Talbot Inn during 2013 when the previous owners decided to sell. They are committed to improving facilities with a view to building the business and maintaining a good quality Public House and Restaurant within Mapplewell at a time when public houses are being lost to the local communities at an alarming rate. The business has so far been successful but the applicants believe it is essential to improve the 'back of house' facilities in order to maintain the standards they have already set and continue to attract customers to the Bar and Restaurant.

### 2.0 Assessment

#### 2.1 Physical Context

The existing building and rear extension is two storeys. The majority of the buildings within the centre of the village are two storeys. There are single storey temporary buildings within the Fosters Bakery Yard adjacent.

The site is located in the centre of Mapplewell which comprises a mix of retail and business uses and residential. The existing uses immediately adjoining the public house are business and retail.

The site is located on a slope with a cross fall and includes a number of differing internal levels. Because of this there are external and internal steps and level access is not available to all areas of the bar, restaurant or toilets.

## 2.2 Social Context

The proposals have no detrimental effect of people living and working within the local area.

## 2.3 Economic Context

The public house is well used by local people and its success as a business is mainly due to the local patrons within Mapplewell and the immediate area. The public house employs 4 full time and up to 14 part time staff providing jobs for local people. It is a valuable asset to the local community in terms of employment.

## 2.4 Planning Policy

The existing use is Public House and Restaurant; Class A3 Food and Drink. Part of the extension is located on land currently used in conjunction with the adjacent Bakery which is Class B1 Business. The application will include the land to be acquired from Fosters Bakery.

The proposed extension will be used for toilets and kitchen improvements as well as providing an internal staircase for staff use only.

The proposed use is compatible with the existing use and the Change of Use of a small area of land currently forming part of the bakery has no detrimental effect on either premises or the wider area.

## 3.0 Involvement

The works are to the toilet and kitchen facilities and there are no third parties affected. Fosters bakery have been consulted and have no objections to the proposals. They have provisionally agreed to sell the small area of land required so that the rear extension can be slightly larger than at present subject to receipt of Planning Permission.

The proposals have been discussed in principal with Miss Laura Bibby of the Councils Planning Department. It was agreed that a full planning application would be required and that the change of use of the small area of the Bakery land to become part of the Public House would form part of the same application.

## 4.0 Evaluation

The existing rear extensions have been constructed at different times and are of poor quality. They are in part uninsulated and provide a very basic level of accommodation which is only suitable for storage. Toilet facilities are in need of improvement and modernisation.

The only location where this can be improved without compromising the public areas is at the rear by rebuilding the existing extensions. Services and drainage are available within this area and replacing the existing extensions will have no detrimental impact on the principal elevations of the building.

## 5.0 Design

### 5.1 Use

The existing use is A3 Food and Drink. This will remain unchanged and the small area of land currently part of the Bakery will become part of the same use.

### 5.2 Amount

The floor area of the extension is very similar to that of the existing rear extension. It projects a further 1.2m at the rear and taking account of ground and first floor has an increased floor area of 18.6sqm.

### 5.3 Layout

The internal arrangement is similar to existing, but improvements include larger male and female toilet facilities at ground and first floor level, and improvements to the kitchen at first floor level.

### 5.4 Scale

The two storey extensions replace existing two storey buildings. The extensions are 0.3m higher than the existing buildings that they replace. This allows for a better solution to hide the edge of the flat roof at the rear of a parapet wall.

### 5.5 Landscaping

Landscaping is not applicable to this application.

### 5.6 Appearance

The proposed extension is to be constructed in blockwork with a through colour render to match the existing building. Options for constructing a pitched roof have been considered but the shape of the existing building and height of existing roofs make this relatively complex without large areas of flat roof valleys and difficulties removing surface water. The new flat roof features a stone coped parapet wall to disguise the outer edge of the flat roof and improve the external appearance which is a significant improvement on the existing ad-hoc rear extensions.

## 6.0 Access

The topography of the site makes internal access for disabled people difficult. No improvements are proposed to the public bars or restaurant areas where internal steps prevent easy circulation. The severity of the changes in level does not allow access to all areas of the ground floor bars or toilets and there is no lift to service the first floor. The inclusion of alterations to facilitate disabled access is impractical.

The proposals have no other access issues in terms of parking or access for service vehicles.

## 7.0 Summary

The owners of The Talbot Inn are keen to maintain the Public House and Restaurant and grow a successful business within the village that is an important asset to the local community and provides employment for local people. The proposals will help them to continue to improve the service that they provide in the hope of securing the long term future of the Pub and Restaurant in contradiction to the wider trend of Public House closures.

The works are consistent with Planning Policy and we look forward to receiving the support of council officers with regard to these proposals.

A handwritten signature in black ink, appearing to be 'M Booth', followed by a period.

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**MBooth Design Ltd**