

DESIGN & ACCESS STATEMENT (Revised 24.02.12)



**The Cross Keys,
Church Street,
Barnsley,
S73 9JX**

PROPOSALS

The proposal is as follows:

1. Take out existing window and break out opening to form new doorway, landing & steps leading to beer garden.

1. Assessment of Context

Physical Context

Surrounding:

- Uses.

The site is currently a public house /restaurant in the Darfield area of Barnsley
- refer to aerial photograph showing adjacent properties.

- Buildings/character.

Refer to photographs.

- Spaces.

Not Affected.

- Access routes.

Not Affected.

- Access to local service/transportation.

As existing. No additional requirements affected by proposal.

- Any special designation (Conservation Area).

N/A.

Site:

- Uses.

The current use as a public house /restaurant is to remain.

- Buildings/character.

Refer to photographs.

- Spaces within the site.

The public house/ restaurant/ beer garden/ car park / yard areas are indicated on the plan / aerial photo as to their location.

- Buildings/character.

N/A.

- Access through the site.

Remains the same as existing.

- Buildings/character.

The building is of rendered wall and cast stone construction with pitched concrete roofs with facing brick built garage & garden walls.

Refer to photographs.

- Natural features (trees/hedges/water features).

N/A. Refer to photographs.

- Topography/gradients.

N/A.

- Any special designation (Conservation Area).
N/A.

For a Listed building.

- Historic and special architectural importance.
- Physical features justifying listed status.
- Setting of the building.

N/A.

Social Context

- Any effect from the loss of existing building/uses.
- Any potential overlooking/overshadow from the site.
- Impact on the local services.

N/A.

Economic Context

- Any jobs created.
- Any businesses supported.
- Effect on attractiveness of area to investors.

Jobs could possibly be created.

Planning Policies

- Do the relevant national, regional and local policies appear to be referred to?

Yes.

2. Involvement of Community Members

- Have neighbours been consulted and the responses included?

No. For such a small proposal, consultation with neighbours seems excessive.

- Beyond this, does the level of involvement appear consistent with the SCI/scale of development?

We trust that the small nature of the proposals does not warrant excessive consultation.

3. Evaluation

- Is it clear how comments have been taken into account?
- If not, is it explained why not?
- Are any constraints on development from physical/social/economic context identified and does this link to the scope/opportunities for development?
- Are constraints from any relevant policies identified?

N/A.

4. Design of the Scheme

Use

- Site and surroundings.
- Land use policies.

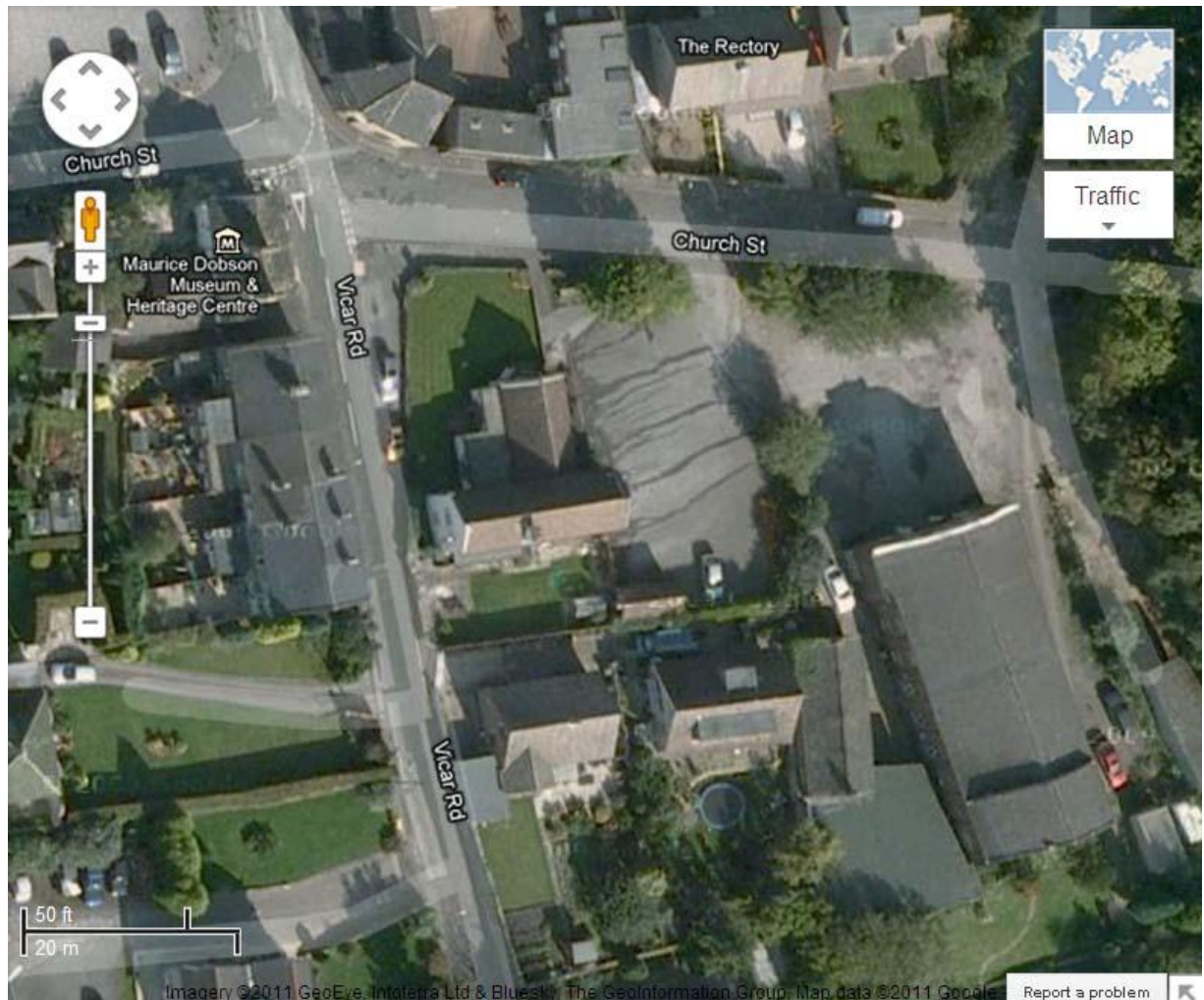


Fig 1 : - Aerial Photograph showing the site location.



Fig 2: - Photograph showing the front of the premises and beer garden.



Fig 3: - Photograph showing the front of the premises and beer garden.



Fig 3: - Photograph showing the front of the premises & boundary wall and beer garden.



Fig 4: - Photograph showing the existing window to the left to be taken out, & replaced with new doorway, landing & steps leading to beer garden.

Amount

- How much development is proposed (No. of dwellings or floor space).
- The way this is distributed on site.
- How it relates to its surroundings.

Refer to attached drawings for details.

Layout

- Relative locations of different uses.
- Accessibility and travel distances.
- Gradients and topography.
- Crime prevention measures.

Refer to attached drawings for details.

Scale

- Size of buildings in relation to surroundings.
- Size of entrances/ facades in relation to human scale.

Refer to attached drawings for details.

The new doorway, landing & steps leading to beer garden relate comfortably with the public use.

Landscaping

- Landscaping principles and details.
- Future maintenance Information.

The beer garden / landscaping comes with maintenance guidelines that are strictly adhered to by the client's team members.

Appearance

- Architecture/style, design/detail.
- Materials/colours/textures.
- Any lighting proposed.
- How this affects accessibility.

Refer to attached plans for the location, finish and layout of the proposed doorway, landing & steps leading to beer garden.

Access

- Is equal and convenient access for all users addressed?
- If this cannot be achieved, is justification provided.

Access to the majority of the internal and external drinking areas for wheelchair users and ambulant disabled will remain as existing.