

DESIGN AND ACCESS STATEMENT FOR EXTENSIONS AND ALTERATIONS TO THE BUTCHERS BAR, HIGH STREET WOMBWELL

BACKGROUND

The Butchers Bar is a well established and popular drinking establishment situated in the heart of Wombwell's commercial and retail areas.

Wombwell is one of the larger district centres. The main retail and services are located along High Street. Wombwell is better than average in terms of vitality and viability. Its main strengths are the number and type of shops, the large amount of shopping floorspace within the centre, the number of multiple retailers, the variety of specialist and independent retailers, the market, the low vacancy rates, good pedestrian flows and car parking provision, good bus services, and reasonable quality environment.

The existing ground floor area is the main bar and drinking areas directly accessed from High Street. There is limited storage and both male and female toilet facilities are situated at the first floor accessed by a stairway from the bar area. There is currently no special provision for disabled customers.

PROPOSALS

The proposal is to extend the bar area to the front and side within the Applicant's ownership and clear of sewers, services etc. It is also proposed that a side extension will provide improved male and female toilet provision at ground floor level including facilities for disabled customers.

Storage space, that is severely restricted in the existing premises, will be increased. This will lead to better movement of goods and reduce the number of vehicular movements to site as stock levels can be increased.

The first floor area within the existing building is to be converted into a flat for the Bar Manager. This will include the removal of the existing toilets and associated sanitaryware.

The whole of the flat will be totally refurbished to provide good living standards.

ACCESS

The existing site access, direct from High Street, will be retained.

CONCLUSION

The proposals will have a beneficial impact upon the visual appearance of the High Street.

There will be suitable accommodation for staff and improved facilities for both old and new customers.

There is ample parking within the public car parks and access for deliveries will not be affected.

