

DESIGN and ACCESS STATEMENT

Proposed Alterations and Refurbishments to Public House/Restaurant

at

Harveys 2 Bar/Kitchen (formerly Brambles)

11 Towngate, Holmfirth HD9 1HA

September 2018

Introduction

Harvey's 2 Bar/Kitchen (previously called Brambles) is situated on Towngate, Holmfirth, opposite the bus terminal and car park.



The building dates back 200 years as a group the oldest being at the rear of the property and has been altered numerous times and recently from a Public House to form Brambles and now once again altered and refurbished to become Harvey's 2 a bar/kitchen style pub/restaurant.

The Building is not listed but is within the Holmfirth Conservation area. (see below) (NTS)

Harvey's 2 is shown in red



The land at the rear rises steeply from the main road at each end via narrow cobbled streets and access to the building at the rear is at first floor level. This provides level access into and out of (emergency exits) the building and to the wheelchair accessible toilet.

The pub/restaurant originally covered both ground and first floors and this usage is to continue with the refurbishments and alterations.

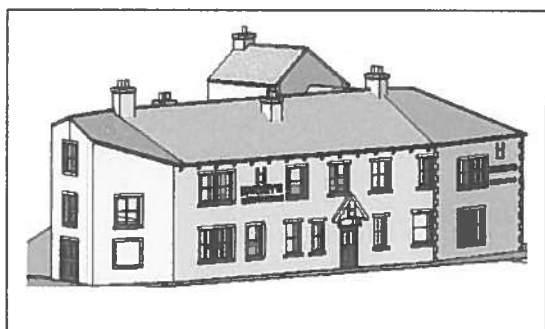
This statement has been prepared to support the planning application to refurbish the internal layout of the pub/restaurant including the addition of new roof windows and the reinstatement of the existing previously blocked up lights.

This is the overall extent of the proposal which is to be considered against Kirklees local plan and the National Planning Policy Framework.

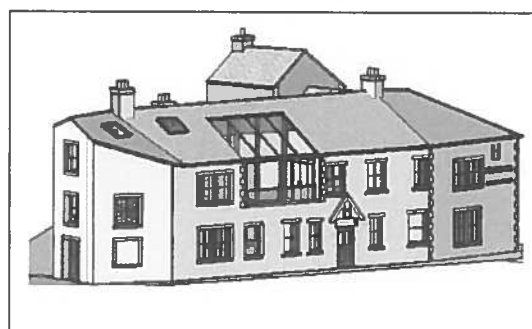
Design

Context

The main alteration to the pub/restaurant is the formation of an open terrace at first floor and this is illustrated in the drawings accompanying this statement and included below with views.



Harvey's 2 as existing



Harvey's 2 as proposed

Access to the first floor will remain as existing but upgraded with new balustrading and all steps within the accommodation will have side handrails.

The bar will be re-built to match the style downstairs (and in Harvey's 1) and the glass wash and wash area with dumb waiter refurbished and the access to the wheelchair accessible toilet and emergency egress to the rear street retained as indicated on the drawings.

The Proposals in Detail

The existing ground floor bar/restaurant area will remain as such and cater for the general public.

Similarly the first floor bar/restaurant area, altered with the formation of an open terrace area will remain as such and also cater for the general public.

A toilet area is included at the northern end with a refurbished staircase leading to the existing mezzanine sitting area and private office.

The terrace is provided by removing part of the external wall facing Towngate and forming an internal terrace. The chimney here is also removed. The front has 3 cast iron decorative columns of a similar style to other decorative ironwork around the centre of Holmfirth from a dwarf wall (the remaining external wall) with a new stone coping and has a glazed balustrade in between and the roof cut back and replaced with a clear glazed veranda style roof.

The terrace is encased within the first floor accommodation with a glazed screen within an oak framed columned structure.

Appearance

The appearance of the pub/restaurant remains in context as it is now with the addition of the open terrace with columned balustrading and glazed roof.

New roof lights and replacement roof lights as detailed on the drawing are the only other material alteration.

Scale

The scale of the building is unaffected and the basic footprint remains the same. The creation of the recessed terrace with balustrade and glazed roof is within the mass of the building.

Landscaping and Waste Disposal

There is no landscaping, the building perimeter follows the street footpath to the front and the cobbled streets to the side and rear.

Bin storage is already provided and is unaffected.

Access

Policy Framework

Access to the Public House at the front is level under the new 'H' sign and at the rear for wheelchairs.

Existing door openings into the premises remain the same. They have level thresholds and the pub/restaurant has wheelchair accessible toilets on both floors.

Vehicular and Transport Links

The pub/restaurant is in the centre of Holmfirth and opposite the bus terminus and links to the Huddersfield Town Centre and surrounding areas remains unchanged.

There is no parking provision but a number of car parks are available within easy walking distance from the premises.

Policy context and NPPF

The design considerations are produced in relation to the existing UDP and the recent NPPF

The NPPF replaces Planning Policy Guidance and Statement documents and expects Local Planning Authorities to plan positively and that there should be a presumption in favour of sustainable development.

This includes seeking a wide variety of positive improvements including;
Making it easier for jobs to be created
Replacing poor design with better design
Improving conditions for people to live, work and take leisure.

The NPPF requires Local Planning Authorities to approve proposals that accord with the development plan without delay unless the impacts of doing so would outweigh the benefits or specific policies in the NPPF.

These have been addressed in the proposal.

Policy Assessment, Conclusion and Compliance

The application relates to the refurbishment and alteration of a well established public house in a prominent position in the centre of Holmfirth. In the past few months the pub has been brought back into use as Harvey's 2 Bar and Kitchen on the ground floor and it is now intended to complete the refurbishments by completing the first floor which includes the formation of the open terrace area.

This will create jobs, improve the appearance of the site and provide increased leisure facilities for the general public and a sustainable venture for the future.

*This design and access statement has been prepared by DB. Architects (Yorkshire) Ltd.,
In accordance with the recommendations contained in CABE publication 2006*