

Design and Access and Heritage Statement

Proposed take away outlet at former Swan public house
beer garden, Station Road, Marsden HD7 6BS.



Jan 2021.

Design & Access and Heritage Impact Statement

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1.0 Context.

- 1.1 This statement has been prepared to accompany a planning application for a takeaway outlet within the former beer garden of The Swan public house, Station Road, Marsden HD7 6BS.
- 1.2 The site is within the local centre of Marsden, is unallocated as defined in the new LDF and within the conservation area of Marsden – a copy of both are appended to this statement.
- 1.3 Permission was granted on 9th January 2020 for multiple use following the closure of the public house.

Planning reference 2019/93156.
- 1.4 The ground floor is now complete and is fully occupied and first floor is nearing completion.
- 1.5 Despite the current situation there was a lot of interest in the commercial units due to them being small in size and therefore affordable.
- 1.6 This demand has prompted the current application.
- 1.7 The outlet will mainly serve hot and cold drinks and sandwiches. Hot sandwiches will comprise of paninis, burgers etc.
- 1.8 A commercial extract system will not be required for such food preparation.

2.0 Amount, scale, appearance and layout.

- 2.1 The application is for one food outlet.
- 2.2 The footprint size will be 6.4m x 3.6m with a splayed front to suit the shape of the site.
- 2.3 There will be a roof overhang of approximately 800mm to provide shelter for customers whilst being served.

- 2.4 The structure will be have a stone front which is returned around each side and vertical timber boarding to the remainder of each side and to the rear.
- 2.5 The roof will be flat and have a sedam finish which will be good for the environment and biodiversity.
- 2.5 The height to the top of the roof will be approximately 2.8m.

3.0 Heritage Impact Assessment.

- 3.1 As previously stated the site is within the conservation of Marsden.
- 3.2 The building is within the former beer garden of the public house which had benches etc as is the norm within such places.
- 3.3 The outlet will front onto Station Road but is narrow in width so will have little visual impact.

The land adjacent to the west is at a higher level which minimises the impact even more due to the land being retained by a stone wall.
- 3.4 The natural stone wall to the front will be in keeping with the local vernacular.
- 3.5 The frontage adjacent to the footpath will be finished in stone flags which, again, reflects the material in the surrounding area.

4.0 Access.

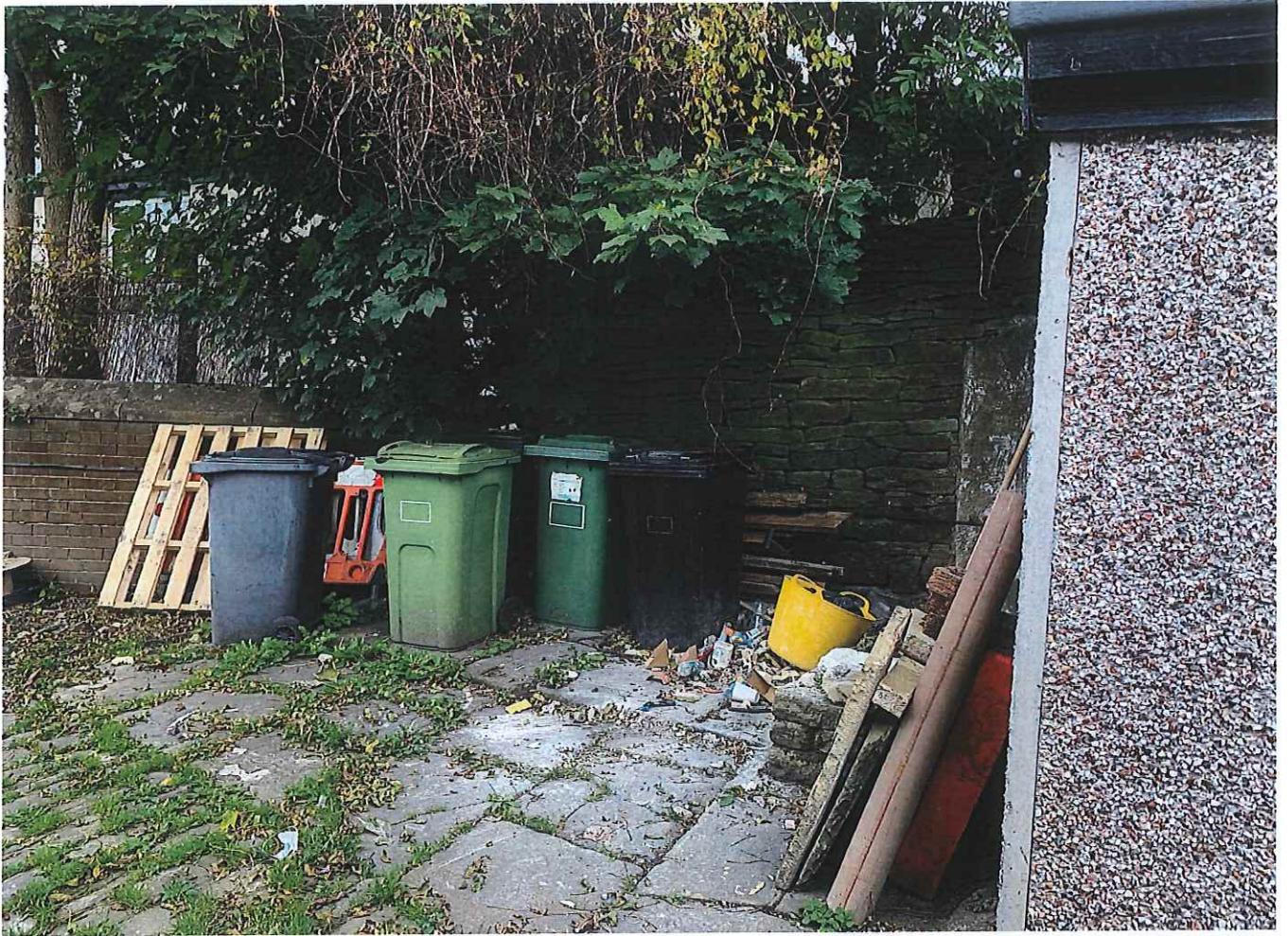
- 4.1 Pedestrian access will be directly off the public footpath.
- 4.2 The site is within the centre of Marsden where there is ample on street parking.

Appendix A

Photos.

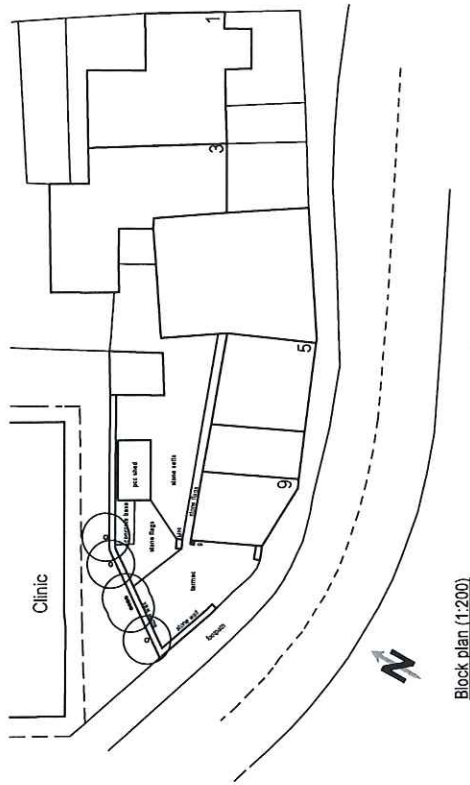
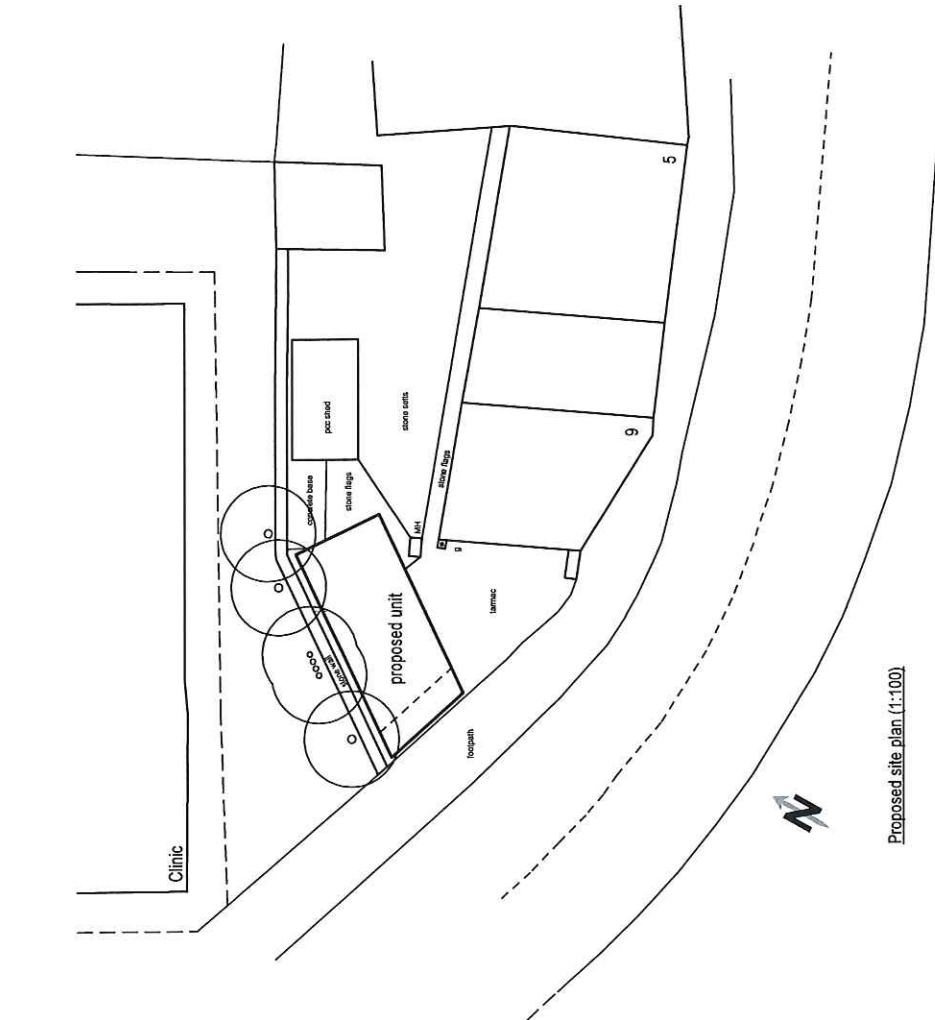
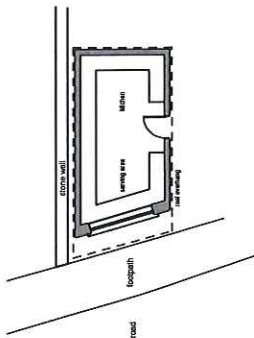






Appendix B

Drawing.



Project	Proposed commercial unit.		
Address	Former Swan Public House 5 and 7 Station Road Marsden HD7 6BS.		
Title	Layout plans.		
Paper size	A1	Drawing number	SW 02.
		Date	Nov 2020.

Appendix C

Extract from Kirklees LDF map of the area.

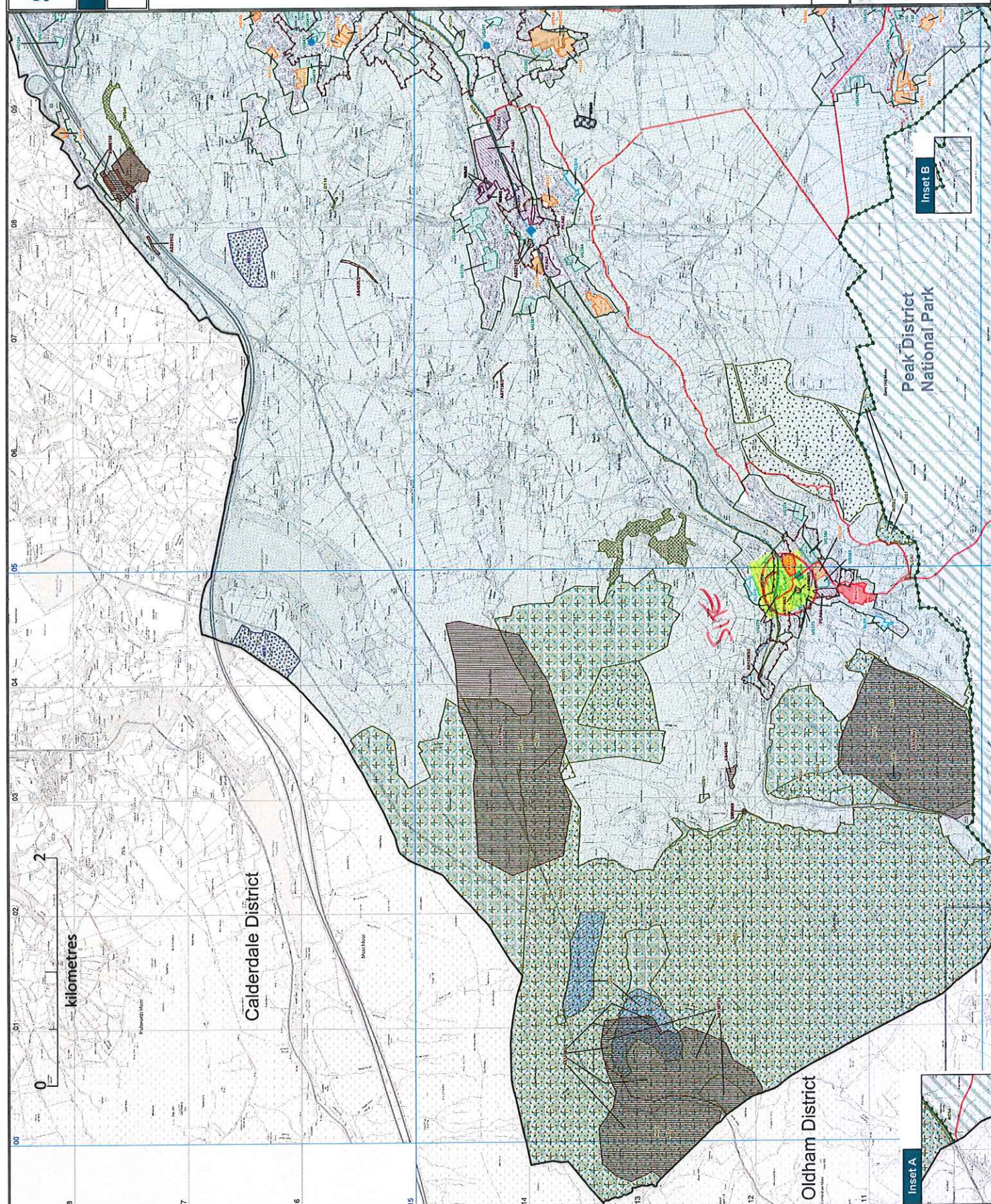
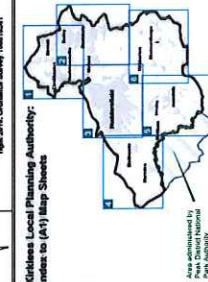
Kirklees (West)

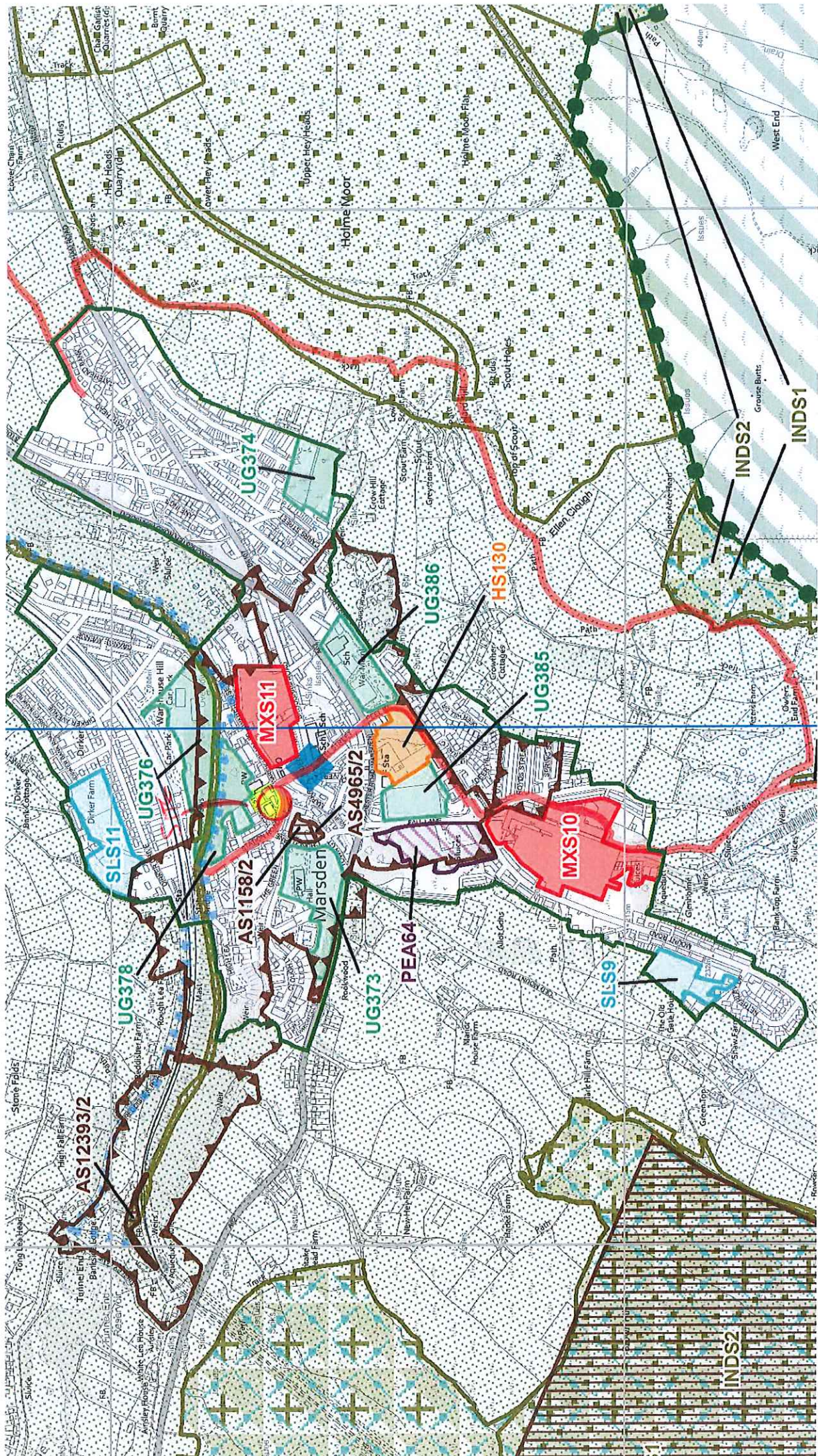
Policies Map

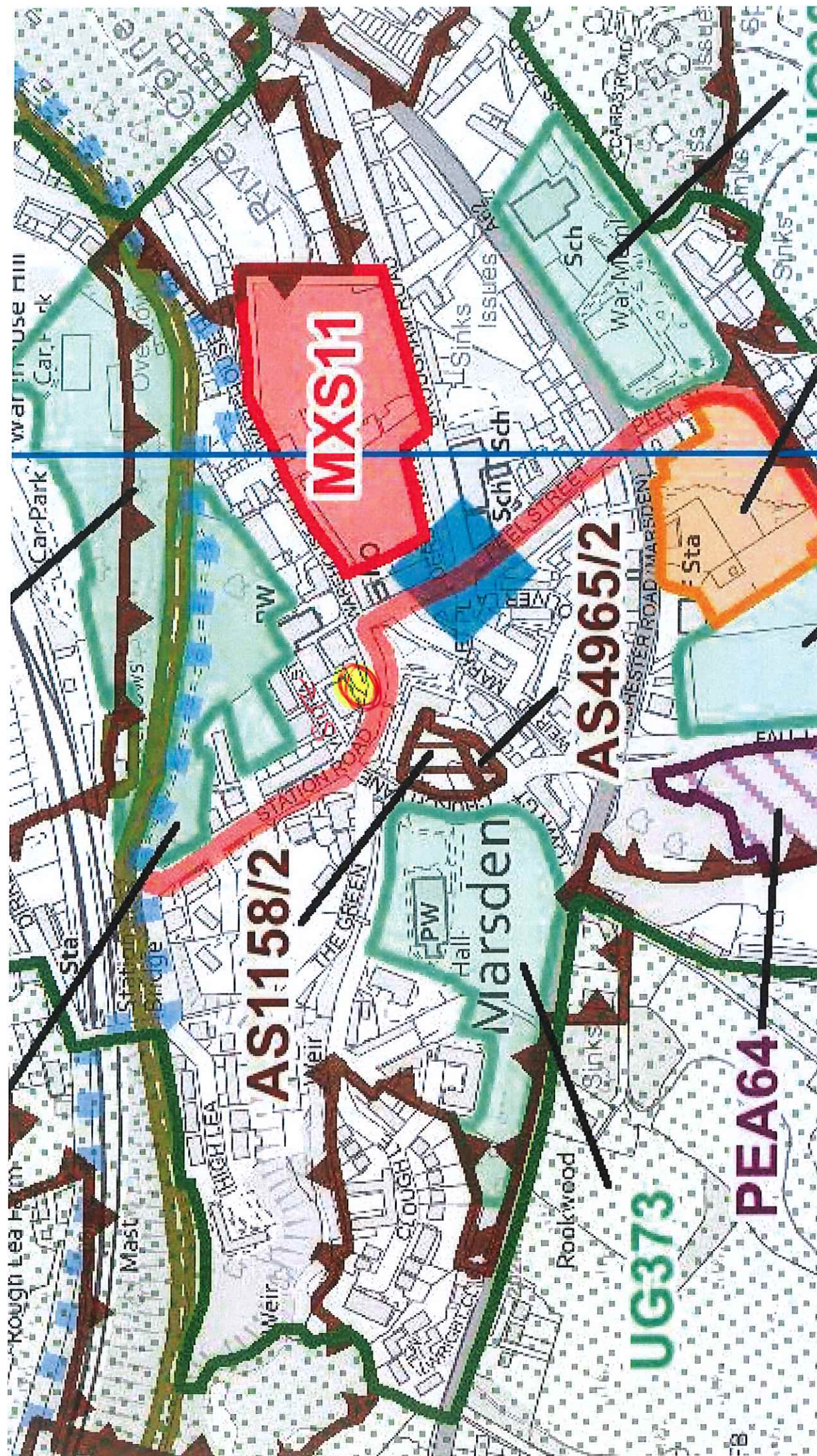
Kirklees Local Plan - Adopted 27 February 2019

- Green Belt and Green Space**
- Green Belt
 - Strategic Green Infrastructure Proposal (SGIP)
 - Urban Green Space (UGS)
 - Local Green Space (LGS)
- Housing, Employment & Other Significant Development**
- Housing, Employment & Other Significant Development (HESD)
 - Priority Employment Areas (PEA)
 - Housing (H)
 - Mixed Use (MU)
 - Land at Salford Hall (MSGH)
 - Optimal Aerial Transport & Traveling Shopping (OATTS)
 - Sequestered Land (SL)
- Heritage Assets**
- Archaeological Sites (Class 2) (AS)
 - Conservation Area
 - Registered Battlefield (RB)
 - Registered Parks and Gardens (RPG)
 - Scheduled Monuments (SM)
- Minerals & Waste**
- Minerals Areas of Search (MAS)
 - Minerals Extraction Sites (MES)
 - Minerals Preferred Areas (MPA)
 - Minerals Infrastructure (MI)
 - Waste Site (WS)
 - Waste Site (Safeguarded) (WS)
- Natural Environment**
- Peak District National Park
 - Special Protection Area (SPA)
 - Special Area of Conservation (SAC)
 - Site of Special Scientific Interest (SSSI)
 - Local Wildlife Sites (LWS)
 - Local Geological Sites (LGS)
 - Local Peak Nature Improvement Area
- Shopping Centres**
- Principal Town Centre
 - Town Centre
 - District Centre
 - Local Centre
- Transport**
- Highways England Transport Scheme
 - Core Walking, Cycling and Riding Network
 - Busing
 - Railways
 - Transport Scheme (TS)
 - London Improvement
 - Controlled Transport Improvement Scheme (CTIS)
 - Refer to Dictionary in Links to North Yorkshire Growth Zone
- Map scale: 1:15,000 @ A1**
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Kirklees Local Planning Authority:
Index to (A1) Map Sheets

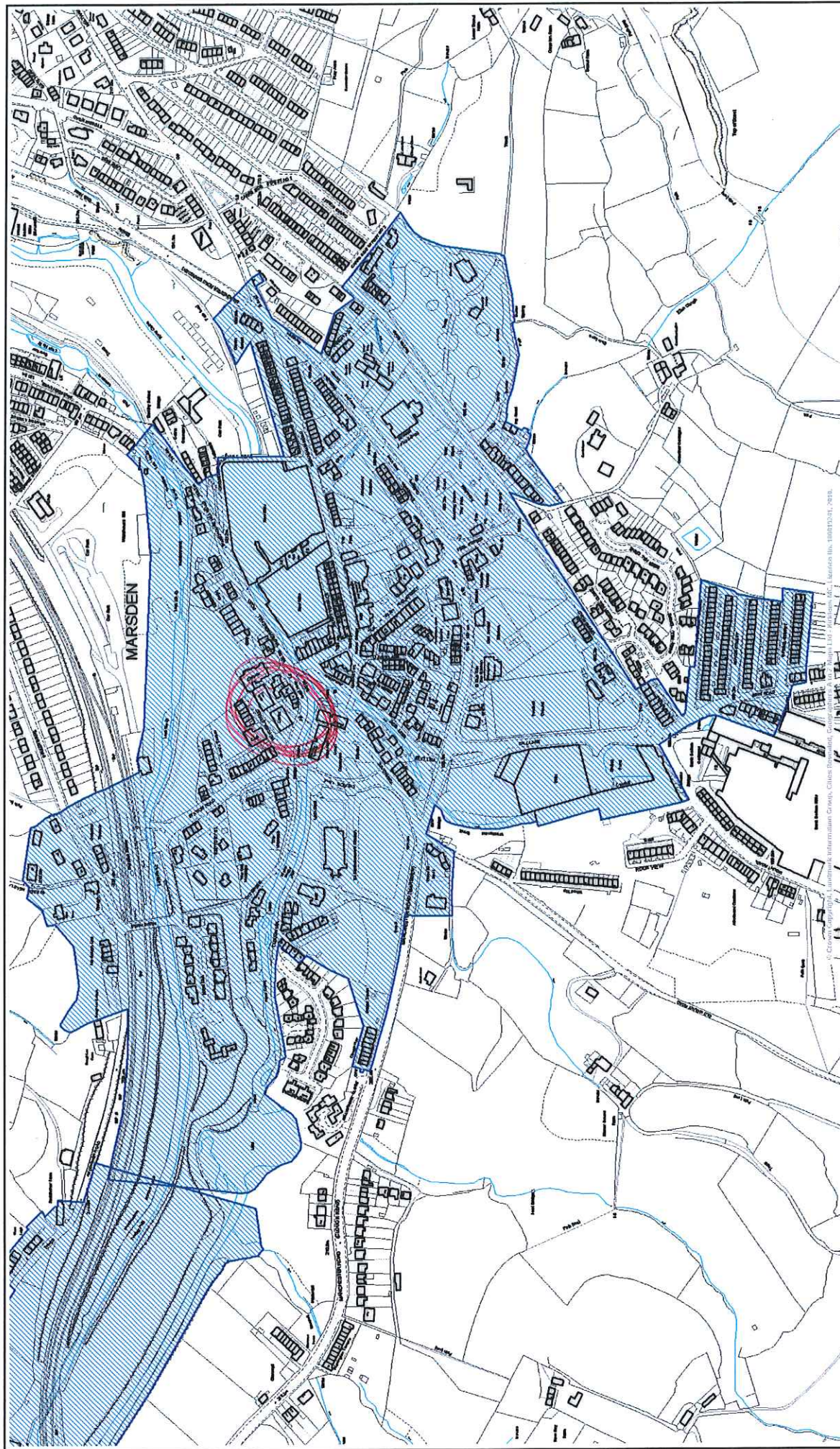






Appendix D

Plan of Marsden Conservation Area.



Kirklees MC - Planning Service

Scale 1/5500

Date 3/2/2010

OS Grid Ref of Centre = 404835 E 411534 N

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