

**DESIGN & ACCESS STATEMENT RELATING TO
PROPOSED REPLACEMENT PITCHED ROOF TIMBER FRAMED ENTRANCE PORCH TO FRONT
ELEVATION AT:
THE KAYE ARMS PH, WAKEFIELD ROAD, GRANGE MOOR, WAKEFIELD WF4 4 BG**

1. Introduction

This Statement has been prepared with reference to:

- NPPF
- Kirklees Development Plan
- Environment Agency Flood Map

This Statement should be read in conjunction with ADP Ltd., drawing no's 1259-01 to 1259-04 (incl.), Appendix A – Photographs and Appendix B – Design Details.

2. Site Assessment

The Kaye Arms is set in the picturesque hills of rural West Yorkshire, just a short drive from Wakefield, Huddersfield, and Barnsley. This historic building is located within Flood Zone 1 and houses a quality public house and restaurant.

Flood Risk

Zone 1 - land assessed as having a less than 1 in 1,000 annual probabilities of river or sea flooding (<0.1%)

Site Classification – More Vulnerable

Flood Risk Assessment – Not Required.

3. Proposal

3.01 Use

- The existing use, (ancillary entrance porch to the public house), will remain unaffected by the proposals.

3.02 Amount

- The proposals do not increase the external dimensions/ floor area of the host building.

3.03 Layout

- The existing layout will remain unaffected by the proposals.

3.04 Scale

- The scale of the proposal is subservient to the host building.
- The proposed replacement porch plan footprint matches the existing at 2.9m wide x 2.05m deep.

3.05 Appearance

- The proposals will improve the external appearance of the building. New materials will match or be complimentary with existing materials, to ensure integration with the host building and its surroundings.
- The proposals will not be detrimental to the open character of the immediate locality and, will enhance the appearance of the local surrounding area.

3.06 Landscaping

- Seasonal planting/ hanging baskets will continue to be employed, to soften the existing structure and add visual interest.
- There will be no adverse effects on nearby trees.

3.07 Access/ Egress

- No changes to the vehicular access to and from, the application site will be required by the proposals.
- Existing visibility at the vehicular access to the car park is good and, will remain un-changed.
- The development will have no effect on the existing car parking provision.
(NB: Approximately 50no. spaces are currently available including 2no. DDA parking spaces, in compliance with BS8300).
- The proposals will improve existing wheelchair users' access into the premises.
(NB: A widened external entrance door and level access across entrance threshold will be provided).
- The site is accessible via alternative transport modes, (including bus/ bus stop located close by at Grange Lane)
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