

THE SHOULDER OF MUTTON
2 Dunford Road,
Holmfirth
HD9 2DP

Date: Feb 2024

DESIGN AND ACCESS STATEMENT

SITE

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Client

Star Pubs and Bars

1. Introduction

1.1 Proposal Description

The planning application seeks consent for the following additions / alterations to an existing public house. The works are for a side entrance door to the kitchen, with new stepped platform and balustrade to new door level. The door is to be formed within an existing window opening to minimise structural works and is for the purpose as an emergency exit only.

1.2 Area

Holmfirth is a busy market town on the outskirts of Huddersfield. It sits on the edge of the Yorkshire Moors and has connection with the Tour de Yorkshire and the television programme Last of the Summer Wine. It has a number of independent shops and bars giving the town its own sense of identity making it a very popular tourist location for both days and weekends.

1.3 Use

The site is owned by Star Pubs and Bars. The Shoulder of Mutton is a traditional pub which benefits from a town centre location, letting rooms for tourist and external seating areas. The external area and rooms are much needed commodities in the busy town. The pub has a small commercial kitchen allowing it to offer bar snacks.

1.4 Economic, Social and Environmental Assessment

Our client believes that a pub is an important part of any community, as it offers a place for people to socialise and relax. In a tourist location, such as Holmfirth, a well appointed public house with rooms means that the site offers a lot of qualities that visitors are looking for. A public house has the potential to be extremely popular to the local community & visitors to the town, as well as being a popular location for local businesses to lunch or relax at the end of the day. Often the pub is one of the few places, which is inclusive to many areas of society. Star Pubs would like to ensure that the pub offers safe facilities for those staying in the pub, whether they be renting a room or working in the pub, and therefore the new external escape is essential for this. Without the access, the pub may have to stop offering this facility which may result in the site not being able to trade. The pub industry is seeing 2 pubs a day shutting. The client therefore would like to ensure this site can retain its onsite accommodation by this additional exit being installed.

2. Design Principles and Concepts

2.1 Amount and appearance.

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The proposals in this application include the following:
Form a single door opening with a timber door with a painted finish to match the rest of the external decorations. A small concrete platform with 3no. access steps to it and black gloss balustrade will ensure safe access in and out of the pub,

2.2 Layout

The access will be directly outside the window which is being adapted into a door. This is to the rear of the kitchen within the rear access route

2.3 Scale

The Platform will be slightly wider than the door and built to suit part K Building regulations regarding stairs

3. Access

3.1 Access to the Transport Network

As this is an existing site, the existing transport network will be retained.

3.2 Inclusive Access.

All existing access' will be retained.

4. Consultations

Our client is happy to speak to all neighbours and any other parties, who wish to discuss the proposed plans.