

Robert Halstead

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Planning Development

Design and Access Statement

The Butchers Arms, 38 Town Gate, Hepworth, Holmfirth HD9 1TE

Introduction to the proposals

This Design and Access Statement accompanies an application for planning permission and listed building consent for "Change of use and internal alterations of first floor to ancillary residential accommodation and additional dining / community meeting space. Alterations to convert old bathroom at second floor level to storage space."

Requirements for a Design & Access Statement

The Town & Country Planning (Development Management Procedure) Order 2015 sets out the legal requirements for the circumstance when a Design and Access Statement is required, together with what categories such a statement must set out. These categories fall into five headings, and each is addressed in turn below.

a) Explain the design principles and concepts that have been applied to the development

The aim of the proposals is to provide a harmonious design concept, appropriate for its location. Please refer to Planning and Listed Building Statement for full details.

b) Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account

No external alterations are proposed. The internal alterations are superficial and do not impact on any significant structural / historic fabric.

c) Explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account

Access will remain unchanged as a result of the proposals.

d) State what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation

Customer surveys were carried out in Autumn 2024 to establish the extent of local custom and modes of travel to and from the pub.

e) Explain how any specific issues which might affect access to the development have been addressed

Access to and within the development remains unchanged as a result of the proposals.

September 2025

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