REF: 2838 - DESIGN & ACCESS STATEMENT FOR THE DUKE OF YORK (PH) 123 ST. JOHNS ROAD, BUXTON, DERBYSHIRE, SK17 6UR DATED: SEPTEMBER 2012.

Type of Application:
A Full Planning application has been submitted for the proposed works.

Location of Proposed Development:
The Duke of York, 123 St. John's Road, Buxton, Derbyshire, SK17 6UR.

Applicant:
Punch Taverns, Jubilee House, Second Avenue, Burton - upon -Trent,
DE14 2WF.

Agent:
Fusion by Design, Rodley, House, Coal Hill Lane, Leeds, LS13 1DJ.

DESIGN COMPONENT

The Site:
Prominently located the Duke of York is a well known local amenity which caters for both drinking and dining customers.

Description of Proposed Development:
It is proposed to refurbish the Duke of York public house to upgrade the facilities for customers and generally improve the building's appearance. The building is not listed or in a conservation area but the external design will be in a style which is in keeping with the building and its surrounding area.

The items which are included in the planning application are as follows:

- Alterations to the existing external seating area to form an improved environment with a covered seating area (item 4 on drawing 2838/06) with decorative lighting and 'push for heat' fittings. The existing single storey flat roof extension acting as a bar servery and the timber pergola are proposed to be removed.

- Perimeter wall lowered with a rope & post feature balustrade (item 3 on drawing 2838/06).

- Formation of a canopy with decorative lighting (item 2 on drawing 2838/02) is proposed to the Macclesfield Road entrance to enhance its appearance and therefore more welcoming to customers.

- Erection of steel fabricated emergency exit stair (item 1 on drawing 2838/01) from the first floor manager's accommodation within the existing bin store area.

Effects on the community:
Benefits for both customers and residents local to the site will be evident with this development. The general appearance will be improved externally and internally it will be fully refurbished.

The site is currently closed to operation having a negative effect on the area. These proposals are deemed essential to allow the operation to be reinstated and return it to a respected local amenity.

ACCESS COMPONENT

Vehicular:
The existing car park including entry and exit will be unaffected by this development. Delivery arrangements to the site will be unaltered.

Pedestrian:
Pedestrian access will be unaltered to the site.

Accessibility:
The site currently benefits from a good level of accessibility inside and out.

Fusion by Design.
27. 09. 2012.