

DESIGN AND ACCESS STATEMENT

**The Potting Shed,
50 Flemingate Beverley,
HU17 0NU**



For Submission of Planning Applications to East Riding of Yorkshire Council

October 2023 – Rev A

1.0. Introduction

1.1. This Design and Access Statement is prepared in support of a Planning Application for the above premises, The Potting Shed Felmingate, Beverley HU17 ONU

1.2. The Potting Shed Flemingate, is located within the Area 9 – Flemingate and Becksie Conservation area Beverley and is a Grade II listed Building.

2.0. The Site Location

The property is currently a Public House, situated next to Flemingate Bowling Club and Beverley Whitestar FC.



Map showing surrounding area and location of The potting Shed Flemingate, Beverley HU17 ONU

3.0. The Application Proposal

The proposal is to demolish existing Timber Sheds, which are temporary structures not attached to the building, and are damaged and unstable.

We are proposing New Timber Huts, in a new location (as seen by submitted drawings) further away from the building. The huts will be open at both ends so that they do not detract from any views.

From prior communication with Planning we have been informed “planning permission would be required for the structure, but as it is not attached to the listed building it will not require listed building consent.”

4.0. Design

We are not altering any of the building structure of The Potting Shed Flemingate, and are only proposing alterations to exterior landscaping works, with no impact to the listed building.

Works are as follows: -

- Demolish the existing Timber Sheds
- New Timber Huts in new location further away from the building.
- New Timber Huts to sit on New Patio Flagging

5.0. Previous Planning

It is our understanding that the only Planning or Listed Building Applications have been submitted for these premises are as follows: -

6.0. Pre-Application advice

Planning Applications (13)

- [Display of a double sided illuminated sign on steel post within car park area at front of building](#)
Ref. No: 98/00817/PAD | Status: Application Approved
- [Display of a double sided illuminated sign on post within car park area at front of building](#)
Ref. No: 98/00818/PLB | Status: Application Withdrawn
- [Change of use of part of playing field and construction of car parking and delivery area to public house, formation of a 4.3m wide vehicular access opening in existing boundary wall, associated closure of existing vehicular entrance to north-west of public house and erection of single storey extension to side](#)
Ref. No: 14/01612/PLF | Status: Application Approved
- [Erection of single storey extension at side, alterations to windows at side and opening in wall](#)
Ref. No: 14/01786/PLB | Status: Application Approved
- [Erection of single and two storey extension to rear \(with part retractable roof\) and single storey infill extension to side \(west\); construction of access ramps and steps to front, flank wall and gates to side \(west\), raised outdoor terraces with balustrade to side \(east\) and rear, and 1.7m high garden walls to side \(east\); installation of two kitchen extraction flues; alterations and replacement of existing windows and doors to both sides, alterations to existing flank wall to side \(east\) to create new vehicular access within the site and creation of parking area to side \(east\); following demolition of existing rear and side \(east\) extensions](#)
Ref. No: 15/04006/PLF | Status: Application Approved
- [Erection of single and two storey extension to rear \(with part retractable roof\) and single storey infill extension to side \(west\); construction of access ramps and steps to front, flank wall and gates to side \(west\), raised outdoor terraces with balustrade to side \(east\) and rear, and 1.7m high garden walls to side \(east\); installation of two kitchen extraction flues; alterations and replacement of existing windows and doors to both sides, alterations to existing flank wall to side \(east\) to create new vehicular access within the site; internal alterations including the removal of partition walls, staircase to existing cellar and installation of lift and hoist between ground and first floors; following demolition of existing rear and side \(east\) extensions](#)
Ref. No: 15/04007/PLB | Status: Application Approved
- [Submission of details required by condition 2 \(materials\), condition 3 \(details of windows/doors/awnings, etc.\), condition 4 \(joinery details\) of planning references 15/04006/PLF and 15/04007/PLB; and condition 5 \(archaeology\), condition 7 \(extraction/ventilation\), condition 12 \(landscaping\) and condition 15 \(tree protection\) of planning reference 15/04006/PLF only](#)
Ref. No: 16/30162/CONDET | Status: Application Approved
- [Display of 1 internally illuminated neon lettering sign to front, 1 externally illuminated fascia sign to side, 2 internally illuminated display cases to front and 1 freestanding, pole mounted internally illuminated sign with 2 non-illuminated display cases in forecourt](#)
Ref. No: 16/02001/PAD | Status: Application Approved
- [Installation of 1 internally illuminated neon lettering sign to front, 1 externally illuminated fascia sign to side, 2 internally illuminated display cases and 3 lantern lights to front](#)
Ref. No: 16/02006/PLB | Status: Application Approved
- [Erection of 1.8m high boundary fencing, 2 umbrellas and 7 sheds in beer garden and increase in height of garden wall to front/side by 600mm \(Amended scheme\)](#)
Ref. No: 16/02969/PLF | Status: Application Approved
- [Retention of 1.5m high boundary fencing, 2 umbrellas, 7 sheds and temporary external lighting in beer garden and increase in height of garden wall to front by 600mm \(Amended scheme\)](#)
Ref. No: 16/02970/PLB | Status: Application Not Required
- [Display of 1 non-illuminated fascia sign to side \(AMENDED PLANS\)](#)
Ref. No: 16/04022/PAD | Status: Application Approved
- [Retention of fascia sign to side \(AMENDED PLANS\)](#)
Ref. No: 16/04023/PLB | Status: Application Approved

Informal communication with Petrina Aitchison on 19.10.23 “Having viewed the attached plan, I can confirm that planning permission would be required for the structure, but as it is not attached to the listed building it will not require listed building consent. If an application is submitted, the Conservation team will be formally consulted. The public will be also be consulted”

7.0. Characterisation of the Conservation Area

The Potting Shed Flemingate Beverley is located within area 9 Felmingate and Beckside conservation area Beverley.

Please see appendix 2 For map of area 9 Flemingate and Beckside conservation area.

8.0. Accessibility

Access to The potting Shed Felmingate is from the road.

Movement flow around the premises will not be altered.

Parking is available within the premises and is not to be altered.

9.0. Conclusion

The proposed works will not have any impact on The Potting Shed Flemingate (Grade II listed) building.

The proposed external and landscaping works that will be taking place will enhance the overall aesthetics of the rear garden trading area.

It is therefore our conclusion that the application should be supported and approved.

10.0. Appendix 1 – Existing External Photographs



Figure 1 – Photograph from Flemingate showing the front access

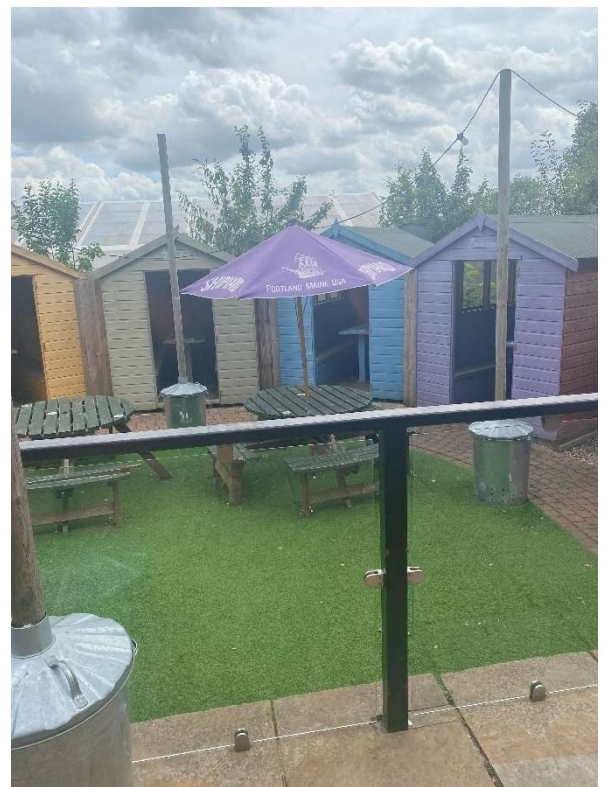
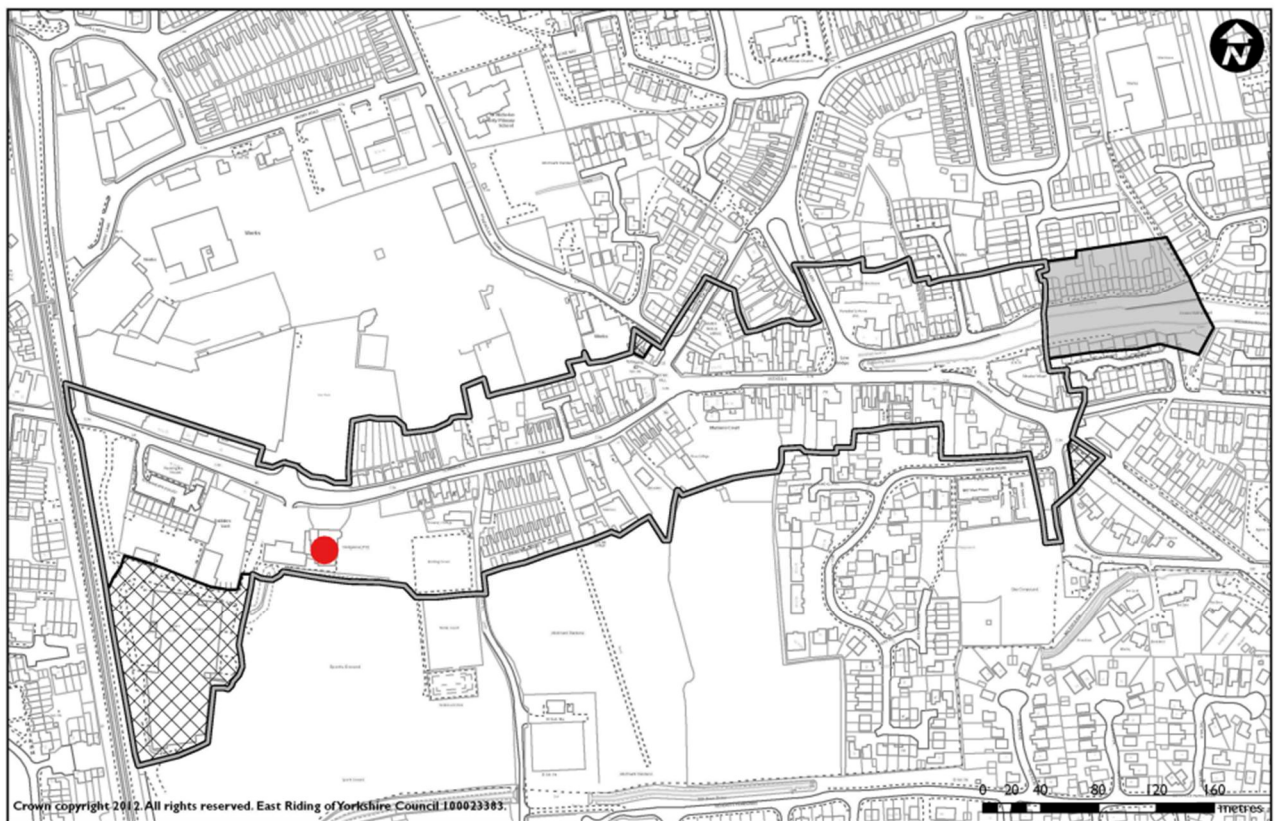


Figure 2 – Photograph from rear entrance of The Potting Shed Flemingate showing existing sheds (to be demolished)



Figure 3 – Photograph from AEL Solutions of typical example of timber hut to be used in rear garden of 50 Felmingate.

11.0. Appendix 2 – Conservation Boundaries Map



Beverley Conservation Area: Flemingate/ Beckside Area

- Present Boundary
- Proposed Boundary
- Area proposed to be added
- Area proposed to be deleted

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