

DESIGN & ACCESS STATEMENT

TO ACCOMPANY

APPLICATION FOR RETROSPECTIVE PLANNING CONSENT

FOR

1 EXTERNAL, WALL MOUNTED
CONDENSER UNIT
TO THE GROUND FLOOR

AT

THE POSTERN GATE
90 PICCADILLY
YORK
YO1 9NX

Document Revision

REVISION	DESCRIPTION	DATE	BY
-	FIRST ISSUE	08.01.2024	CG

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1.0 Introduction

1.1 Purpose and Format

This Design and Access Statement has been prepared on behalf of JD Wetherspoon PLC in support of the application for planning consent at: The Postern Gate, York. The statement assesses and evaluates the site and its context, to record the local character and circumstances.

It provides a description of the proposals and explains the principals and concepts that have informed the design development.

2.0 Assessment

2.1 Location

The city of York is approximately 21 Miles (34KM) from Leeds.

York lies in the Vale of York, a flat area of fertile arable land bordered by the Pennines, the North York Moors and the Yorkshire Wolds. The city was built at the confluence of the Rivers Ouse and Foss on a terminal moraine left by the last Ice Age.

The city Lendal Bridge crosses the Ouse, During Roman Times, the land surrounding the rivers Ouse and Foss was Marshy, making the city easy to defend. The city is prone to flooding from the River Ouse, and has an extensive and mostly effective network of flood defences with walls along the river, and a liftable barrier across the River Foss where it joins the Ouse at the Blue Bridge. In October 2000 York experienced the worst flooding in 375 Years with more than 300 Homes flooded. Much land in and around York is on floodplains, too flood-prone for development other than agriculture. The site itself is on the banks of the River Foss directly opposite the York Castle Museum.

3.0 Design

3.1 Amount

The design aims to improve the internal air circulation within the staff room. A wall at the side of the pub has been utilised for accommodating one wall-mounted condenser. This area was previously used for storing refuse cages and other 'back of house' materials and equipment.

3.2 Layout

The layout of the building has been unaffected by the works.

3.3 Scale

The overall scale of the building has not been affected by the works.

3.4 Appearance of the Development

The area where the condenser has been placed previously housed refuse cages and is sheltered from view by a low wall. It is also set below the level of Tower Street which runs alongside. In this way, its addition is visually discrete. It is considered that the condenser does not negatively impact the overall appearance of the building.



The position of the condenser (left) and the area's previous use as storage for refuse cages (right).

4.0 Access

4.1 Approach / Entrance

The approaches and entrances have not been affected by this proposal.

4.2 Entrance Doors

The existing entrance doors have remained as existing and support disabled access with ramped access available.

4.3 Signage

The signage has remained as existing and should comply to the current regulations.

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