

ROSE & THISTLE

DESIGN & ACCESS STATEMENT

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I.0 Proposal

The property is set off Court Square in Carlisle.

Our client wishes to gain planning consent for a range of works concerning the redecoration of the interior and replacement of existing equipment.

This Design and Access statement is prepared to provide a cogent argument that the location and design are appropriate.



2.0 Information

2.1 BKDG 112 EX 001, EX 002, PR 001, PR 002 PR 003, PR 004

3.0 Context

3.1 The site is located off Argyle Road in Reading.

3.2 The proposal has minimal effect on the setting.

4.0 Planning Use & Status

4.1 Below is the recent planning history.

130120 041335	Remove existing signage and replace with new Installation of single glazed timber sliding sash windows with secondary glazing on front ground floor elevations
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4.2 Flood Risk Assessment

The site is at a low risk from flooding and no formal or detailed Flood Risk Assessment is therefore deemed necessary.

4.3 Ecology

No ecological or bat survey is provided as there is no removal of existing trees or buildings.

4.4 Trees

None are affected by the proposals.

5.0 Design

5.1 Use: Public House

5.2 Amount: The design comprises of the demolition of an existing entrance lobby on the ground floor; creation of a new entrance lobby to front elevation; construction of new disabled toilet; erection of free standing pergola & no. 4 seating pods in pub garden; replacement of interior flooring; installation of new bar and bar backs to replace existing fixtures and other minor decorative and maintenance works, as described in the drawings mentioned in 2.0.

5.3 Brief: The planned works will increase customer appeal of the pub by updating internal fittings and improving accessibility, thus ensuring the economic viability of the pub going into the future.

5.4 Construction: The new proposals involve the demolition of no. 2 existing stud walls forming the entrance lobby, which are not load bearing, as well as the creation of a structural opening in place of an existing window, subject to consultation with a structural engineer.

5.5 Design: The materials used are sympathetic to the site and complement the existing building; the proportions and roof pitch of the new entrance match the existing entrances and consider the heritage value of the building in its design.

6.0 Sustainability

6.1 All timber for new construction, joinery and joinery repairs will be obtained exclusively from certified sustainable sources.

6.2 Artificial lighting internally will utilise energy efficient LED bulbs and fittings.

7.0 Access Statement

7.1 Existing access to the public house will remain unchanged.

7.2 The proposal enables disabled access to the interior of the pub which has been hitherto difficult owing to the existing level arrangements. The provision of level access as well as the creation of a new disabled WC both make a significant improvement to the accessibility of the pub.

7.3. The existing level access arrangements are not affected by this proposal.

8.0 Conclusion

In conclusion, it is considered that these proposals will be to the benefit of the building; by making the interior of the building more appealing to users, it will ensure the economic viability of the pub going forward into the future. This is of particular importance in light of the frequent closures of local pubs and their disappearance as community assets in their own right.