

DESIGN & ACCESS STATEMENT

Application:

PLANNING APPLICATION & LISTED BUILDING APPLICATION FOR NEW SINGLE STOREY REAR EXTENSION, NEW PERGOLA, NEW GAZEBO, INTERNAL ALTERATIONS & EXTERNAL REDECORATIONS

Site Location: **THE RED LION, 530-532 WILMSLOW ROAD, WITHINGTON, M20 4BT**

1. Introduction

This statement should be read in conjunction with the Planning & Listed Building application forms & accompanying drawings.



Front Elevation



Rear Elevation



Rear Beer Garden

2. Introduction

This Design & Access Statement has been prepared to accompany the Planning & Listed Building Application for the alterations at the above property.

The purpose of this statement is to provide further information on the design and its relationship in terms of its character and the surrounding area.

3. Design Proposal

External Works

- Demolish existing rear conservatory & entrance lobby structure and replace with new single storey pitched roof extension with bi-fold doors, new roof slates & render finish to match existing building finishes
- Form new replacement rear entrance / lobby structure with gable end roof all to match new extension
- Remove the existing timber outside smoking structure
- Provide 1no. part covered fixed timber pergola structure with fixed seating & 7no. wall lights to rear beer garden area
- Provide 1no. fixed gazebo structure to rear beer garden area
- Form new customer access from the front car park to the rear external beer garden with new metal gates / feature arch / brass lantern & replacement low brick dwarf guard wall. There is the loss of 1 parking space which is to be provided to the rear car park
- Localised areas of patch render repairs to be provided to the building facade which is then to be re-painted in heritage paint as detailed elsewhere
- Windows, doors, fascias & soffits to be redecorated using heritage paint as detailed elsewhere
- New 'like for like' replacement fixed timber window boxes
- 2no. front fixed jumbrellas retained & timber bases repaired & redecorated
- Provide new external lighting to the building frontage & end gables consisting of 10no. high level black led floodlights, 9no. lower level wall lights, 1no. brass lantern & 1no. existing feature lantern over main entrance to be retained & refurbished.
- Rear car park adapted with store structure removed & garage structure re-positioned as indicated in order to form an additional car parking space. Therefore, the same number of parking spaces are provided - 27 no.

Internal Works

- Form new rear extension with new lighting / electrics / floor finishes & decorations to this area
- Form new rear entrance lobby with new lighting / electrics / screens / floor finishes & decorations to this area
- Provide new fireplace with flueless gas stoves
- Provide new timber glazed screen / bi-fold doors
- Provide new timber glazed sliding door & screen
- Alter the Ladies 1 / Gents 1 customer toilets by removing the timber raised floor & replanning the area to provide a larger Ladies 1 toilet area. Provide new sanitaryware, walls, doors, lighting / electrics, flooring, wall tiling & decorations
- Remove the bar dining timber raised floor and provide new fixed seating, timber glazed screens, new flooring
- Remove the carvery / pizza oven area including all fixed counters with the existing wall opening size to be increased making good to reveals & decorations. Provide new wall, new ramp into kitchen, new fixed seating, new flooring, new lighting & new decorations to this area
- Remove areas of existing fixed seating in bar / dining areas and replace with new fixed seating & new screens
- Remove the existing main bar counter Glasswash area making good to the timber bar top and form a new glass wash area with a timber screen enclosure
- Existing bar counter fronts to be re clad with the bar backfittings to be replaced
- Reduce existing fixed seating back height & reupholster to fixed seating in front lounge bar
- Remove existing fixed seating in front bar area (2no areas) making good to wall finishes and provide new drink shelving
- Retain & reupholster existing fixed seating in front bar area
- The existing carpet floor finish to the original area of building / front bar area is to be removed and, subject to inspection & its condition, the original floor will either be retained & repaired or if it is too damaged it will be replaced / covered with a new timber floor
- Otherwise provide new replacement floor finishes to all main bar / dining areas & customer toilets
- Retain all lighting & electrical power points to all main bar / dining areas & public areas and provide new replacement decorative light fittings
- Provide redecoration to all main bar / dining areas, customer toilets / public areas with all painted walls & ceilings to be repainted with 'like for like' or similar colour palette paint and all wallpaper finishes are to be re-wallpapered with similar colour wall palette
- No works to be undertaken to the 3 roughly chamfered C17 beams to the low ceilings in the front bar area
- The timber wall panelling to the front Lounge area and the dado wall boarding to Bar Area 1 is all to be retained & revived / re-polished with a light sand & coat of polish / lacquer with a 'like for like' colour / finish

4. Movement & Circulation

The movement & circulation will not be greatly increased due to the proposed alterations.

5. Evaluation and Opportunities

The proposed development seeks to enhance the appearance and improve the local amenities for both the community and visitors.

The design will be undertaken to minimise the effect on the existing structure and layout whilst maximising the commercial potential for the premises which are deemed essential for the business to develop & serve the local community.

6. Appearance

The general form and layout of the proposals has already been described and is as indicated on the application plans. The setting and character of the site is to remain as existing.

7. Access & Parking

The main front customer car park is losing 1 number car parking space with the rear customer car park gaining 1 number car parking space.

Pedestrian access will not be affected.

8. Landscaping

The existing soft landscaping areas are to remain as existing.

9. Summary

The existing character and appearance of the property accompanied by the surroundings has been considered therefore based on the information provided a grant of listed building & planning approval is considered justified.