DESIGN & ACCESS STATEMENT
Crown & Anchor

Applicant: James Lunham

Application Ref: PLA-2026-001216

1. Introduction

This Design & Access Statement accompanies a minor extension to an existing roof terrace. The proposal does not increase capacity, alter the building's appearance, or introduce new operational activities.

2. Licensed Hours of Operation

The premises are licensed from **09:00 to 01:00** daily.

Actual opening hours are:

- **Sunday–Thursday:** 11:00–23:00
- **Friday–Saturday:** 11:00–01:00

The terrace will operate **within these existing licensed hours**. No change to opening hours is proposed.

3. Access

Access to the terrace remains via the existing internal staircase and external door. No new access points are created. Level access is not possible due to the building's historic layout, but all access arrangements remain unchanged.

4. Urban Design Context

The Crown & Anchor is located within a dense urban block where rooftop structures are common. The proposal is a **1-metre extension** to an existing terrace, not visible from public streets and not altering the building's massing or silhouette.

5. Use and Layout

The terrace layout remains unchanged except for a small decking extension. No increase in seating capacity is proposed. The TV screen is used **only during football matches**, as historically established.

6. Appearance

The extension uses materials consistent with the existing terrace. No new balustrades, lighting columns, or visible structures are introduced.

7. Conclusion

The proposal is modest, reversible, and consistent with the building's established use. It does not affect accessibility, does not alter the building's appearance, and operates within existing licensed hours.