

DESIGN & ACCESS STATEMENT

Application:

PLANNING APPLICATION FOR NEW FRENCH DOORS AND REPLACEMENT COVERED PERGOLA STRUCTURE WITH FIXED BENCH SEATING, LIGHTING AND OUTDOOR HEATING. NEW EXTERNAL FLOOR FINISHES TO BEER GARDEN AREAS AND REPOSITIONING OF 3X UMBRELLA'S ON BEHALF OF GREENE KING BREWING AND RETAILING LTD

Site Location: **THE ASCOTT, 144 FIELD END ROAD, RUISLIP, HA5 1RJ**

1. Introduction

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



Field End Road Elevation



Rear Elevation

2. Introduction

This Design & Access / Planning Statement has been prepared to accompany the Planning Application for the new french doors, replacement covered pergola structure with fixed bench seating, lighting & outdoor heating. New external floor finishes to Beer Garden Areas and repositioning of 3x umbrella's.as described below.

The works are a direct response to the recent Covid 19 pandemic and the need to provide covered outdoor seating areas and generally enhance external spaces. This is to support the overall viability of the premises and to meet the changing demand of customers, many of whom, prefer outdoor dining at the present time.

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. Site

- The Ascott public house is located on Field End Road in Eastcote.
- The property is a licensed premise with beer garden and car park.
- The Ascott public house was originally built in 1934 as The Manor House Hotel and became solely a public house in the 1950s. It is characterised by its mock-Tudor vernacular style.

4. Planning Policy - NPPF

- The National Planning Policy Framework (NPPF) seeks to ensure that there is a presumption in favour of sustainable development and that positive planning solutions are found to ensure that economic development is brought forward.
- Paragraph 11 of the NPPF states that plans and decisions should apply a presumption in favour of sustainable development it goes on to state that Local Planning Authorities should approve development proposals that accord with the development plan without delay.
- Paragraph 80 of the NPPF states that planning policies and decisions should help create the conditions in which businesses can invest, expand, and adapt. Furthermore, Paragraph 81 c suggests planning policies should be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices, and to enable a rapid response to changes in economic circumstances.
- Policies contained in the development plan and NPPF seek to support existing businesses. The proposed development is imperative to support the viability of the pub. It also provides consumer choice, as it is expected that many customers will still wish to dine and drink externally for the foreseeable future. The scheme is thus considered to be supported by government guidance and Policy CE 1 of the Core Strategy.
- With regard to Policy CPI, the structures are of a good design and are not detrimental to the character of the pub or wider locality. The proposed structures will also not change the impact of the premises on adjacent residential occupiers.

5. Design Proposal

The design proposals include the following:

- New painted french doors to the rear elevation giving direct access to the rear garden area.
- New painted french doors to the front elevation giving direct level access to the front beer garden.
- New painted timber replacement covered pergola structure with fixed bench seating, lighting & outdoor heating.
- New external floor finishes to beer garden areas and repositioning of 3x existing umbrella's.
- In terms of design, the structure is considered to be of an acceptable scale and is of a good quality, both in terms of appearance and the materials used for the construction. It sits comfortably within its context is not considered unattractive or incongruous.
- The new timber pergola is considered more attractive and appropriate than the existing pergola structure and is not out of keeping with the character of the site.
- With regard to lighting, this is low key and will not give rise to spillage that will detrimentally affect the amenity of any residential occupiers.

6. Movement & Circulation

The movement & circulation would not be affected due to the proposed alterations.

7. Evaluation and Opportunities

The proposed development seeks to 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.

8. 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.

9. Access & Parking

- The main entrance is the designated accessible entrance with accessible access then available to the front garden via the garden entrance / exit or via the new french door which will have level access.
- The property has a large car park and safe existing access for customers, staff, deliveries & emergency services will be unaffected by the proposals.
- There will be no change to the 38 number of car parking spaces.

10. Landscaping

The existing landscaping will be unaffected by the works.

11. Summary

The proposed development is imperative to support the viability of the pub. It also provides consumer choice, as it is expected that many customers will still wish to dine and drink externally for the foreseeable future. The scheme is thus considered to be supported by government guidance and Policy CE I of the Core Strategy.

We believe that the development proposal is policy compliant and is necessary to support the pub through these difficult times. We trust therefore that planning permission will be granted.