DESIGN & ACCESS STATEMENT

Client: Great Night Inns Ltd

Project: Extensions to The Rising Sun, Pit Lane, Gedney Drove End, Spalding, Lincs, PE12 9PJ

Ref: 082005

Document Ref: DAS101 (P1)

Date: 12.11.20

INTRODUCTION

This Rising Sun is a well established public house. It is the last remaining public house in Gedney Drove End. Its new owners are keen to build on the pub's good reputation by investing in a programme of improvements. This includes extending the pub to provide additional space for dining. In tandem with this, the toilet facilities will be enlarged and a rear store will be enlarged.

To help fund the programme of improvements the owner's are also proposing to develop an area of land to the rear which is surplus to requirements (a separate planning application will be submitted for this).



View of pub from Marsh Road



View of pub and car park from Marsh Road

USE

The use is a public house.

AMOUNT

The total proposed increase in GIFA is approx 70.1 sq.m.

LAYOUT

The pub fronts onto Marsh Road and is set well back from its frontage with this road. There is an existing [unsightly] detached store building located in the southern corner of the car park. It is proposed to demolish this store to allow space to extend the pub forward.

The existing toilet provision is inadequate and it is proposed to extend the toilets to the rear and side.

The existing rear store (adjacent to Pit Lane) has a corrugated sheet roof and as such is not considered suitable for storage purposes. It is proposed to extend this store and provide a pitched roof so that it matches the portion of building it abuts.

SCALE

All extensions proposed are single storey. The front extension and the rear store extension will both have pitched roofs. The toilets currently have a flat roof and it is proposed to provide a flat roof to the extended toilets. The toilets will be shielded from view by the existing pub and the front pitched roof extension. The scale of these elements are, therefore, not over imposing for the neighbouring property to the south east. The rear store will be lower than the element it abuts and so is also considered to be in scale.



Existing flat roofed toilet block (with detached store in foreground)



View from Pit Lane showing lower scale kitchen/store



Existing rear store with corrugated roof

LANDSCAPING

The proposals will not affect the existing landscaping. Where the detached front store is demolished the area will be gravelled and used as car park.

APPEARANCE

The proposed front extension has walls of facing brickwork and a pantiled roof. The roof pitch is similar to the existing pub. The extension is designed to have the appearance of a converted stable block. The door and window openings generally mimic former stable doors. Overall the design is considered to be in keeping with the character of the existing building.

The proposed rear store extension will comprise rendered walls and a pantiled roof which is in keeping with the element it abuts.

The proposed toilets have walls of facing brickwork and a flat roof of GRP.

ACCESS

The proposals will not affect the existing access arrangements into the site. Access into the pub will continue to be via the existing front door. The proposed front extension will have a fire exit which can also be used for disabled access purposes.

Internally, the proposals incorporate ramps in the circulation area to facilitate level access throughout the pub. There will be a dedicated disabled WC.