



Date: 10/9/15
Ref:J026-PDA

PLANNING DESIGN AND ACCESS STATEMENT

FOR
PROPOSED EXTENSION & ALTERATIONS
AT
RED LION PUBLIC HOUSE
SPALDING ROAD
HOLBEACH LINCS

FOR
STP PROPERTIES LTD.

Introduction: -

Our clients STP Properties have recently purchased the above public house. It is no secret it is tough times for these type of establishments unless time and effort is spent on them to make them the type of establishments that people want to visit and enjoy. In current times to have success in this market establishments of this nature need to offer good food, good drink and if possible good levels of accommodation. STP Properties have a track record of doing just that, turning shut down or tired establishments into viable businesses that everybody can enjoy. This is another opportunity for the company to do just that by giving a much needed facelift to the building offering longevity into the future and being a feature piece in the Market Place that hopefully Long Sutton can be proud of.

We point out that this application is not for change of use as the use of the present building is the same as the proposed. This application is for Extension & Alterations including internal refurbishment. Please read this PDA in conjunction with all latest drawings.

Use: -

The use of the building will be same as present being a drinking and eating establishment offering better and more accommodation.

Amount: -

The proposal in order to better the flow of the overall design wishes to increase the floor area by approx. 55m². However please take into account that existing timber buildings to the side near the rear entrance into the kitchen are removed to better the design and overall aesthetics.

Layout: -

The layout of the site remains the same with the obvious addition of the single storey building to the rear of the site. There will be an hardstanding outside eating area just outside the proposed sliding folding doors leading to the courtyard area to the rear. One of the main changes is the main principle entrance that uses the gentle slope to the side route of the main building and then through an existing entrance door that allows access for all. There will be a new front entrance door for those who wish to use it.

Scale: -

Scales of the new buildings match the existing.

Landscaping: -

Outside the sliding folding doors a new hardstanding area for outside enjoyment is to be laid in Tegula block paving in a brindle color. Planting borders is placed against the existing and proposed walls and filled with a variety of low and taller planting to offer some separation from the adjacent property. This continues along the side route that forms the main entrance into the building. A low wall to the front defines the front and garden area behind.

Appearance: -

To remain as existing. The extension to the rear is to be sympathetic to the existing outbuilding. The new front entrance uses structural glass allowing the form of the existing buildings to be visible.

Access: -

From the main footpath access down the side route gently slopes onto the level hardstanding. The principle door access into the building is fitted with a level entry threshold which allows wheelchair access.