

Planning, Design and Access Statement for a first floor rear extension

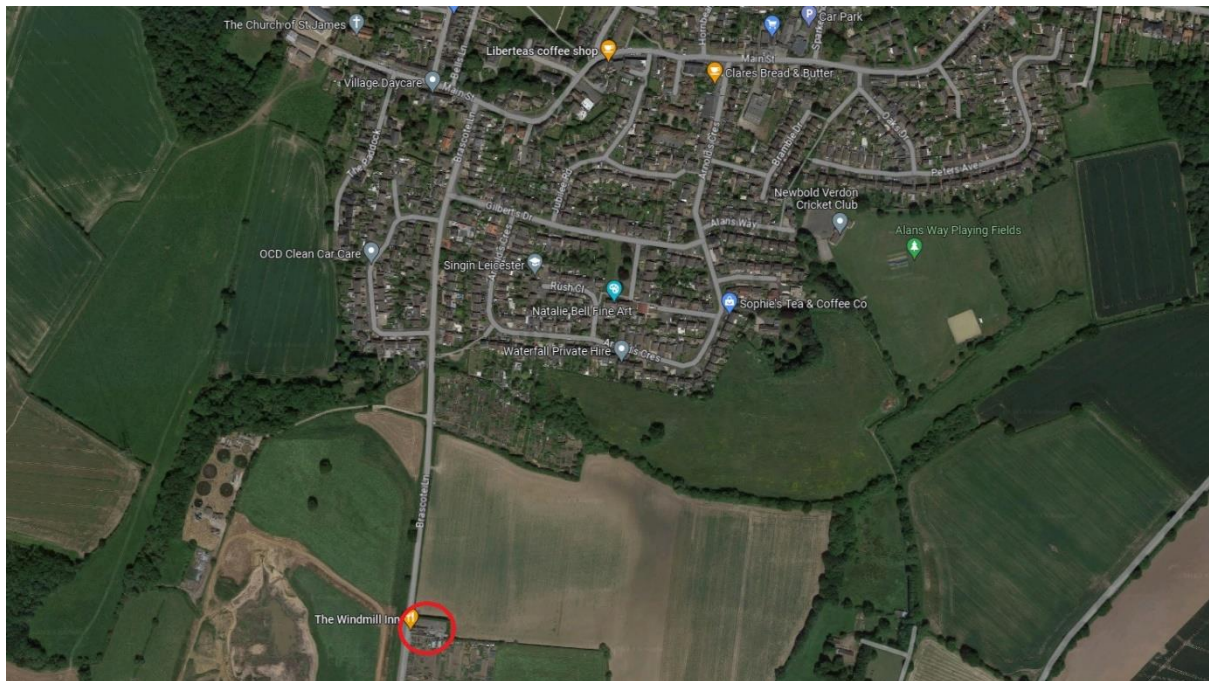
To the Windmill Inn, Brascote.

1.0 Introduction

- 1.1 This statement has been prepared as a brief over view of the application for alterations at the above site.
- 1.2 The Windmill, Brascote is an established and successful restaurant and pub. There is parking, a rear garden and a residential flat above the pub for the use of the landlord.
- 1.3 The proposal is part of a wider plan to improve the venue layout for the owners and customers to ensure its continued success.

2.0 Location

- 2.1 The site is to the south of Newbold Verdon with Brascote Lane to the West, the carpark and then open fields to the north and easter, and allotments to the South, there are no direct neighbours or other built form.



Arial view

3.0 Planning history

- 3.1 The site was historically attached to a windmill however has operated as a public house and restaurant for many years.
- 3.2 There have been various extensions and alterations over the years such as the restaurant and smoking shelters associated to the running of the pub.
- 3.3 There is currently an outline application for a residential development between the application site and Newbold Verdon. This application proposes for open space surrounding the pub and so will have no impact on its operation.
- 3.4 The flat to the first floor of the pub is existing, it is currently not used due to issues raised by the fire officer over the access and fire escape.

4.0 Proposal

- 4.1 The proposal is for a first floor application to house a new access stair to the first floor accommodation.
- 4.2 The extension will be 3.07m x 2.74m with a maximum height of 5.2m. It will be below the overall height of the existing building and so subservient in size.
- 4.3 There will be a window for light to the East over looking the parking and beer garden. The window will be circa 36m from the site boundary.
- 4.4 The extension will allow the existing stair within the pub to be repositioned, this will open up the existing bar space improving the internal layout.
- 4.5 The repositioning of the stair will also improve the fire separation between the flat and pub use.
- 4.6 The proposed extension will be timber clad in keeping with the finishes utilised on the existing pub.
- 4.7 The extension will not be visible from the highway to the North and there will be very little view from the South.



Proposed Elevations

5.0 Conclusion

- 5.1 The proposal will improve the existing building contributing towards the sustained use and growth of the business.
- 5.2 The extension is subservient and a smaller scale than the existing building so will not detract from the character of the building.
- 5.3 The proposed alterations will have no impact on any neighbouring land users.



Proposed internal layout