

Design and Access Statement

Address: 1 Wood Road, Ellistown, Bagworth, Coalville LE67 1GE

Applicant: Mohamed Patel

1. Introduction

This statement accompanies the planning application for refurbishment and alterations at 1 Wood Road. It explains the design rationale and demonstrates how inclusive access has been considered.

2. Site and Context

- The building fronts onto Wood Road, a high-speed route, with the current entrance opening directly onto the pavement.
- The entrance is narrow and stepped, unsuitable for wheelchair users or families with prams.
- A side area adjacent to on-site parking offers the opportunity for safe, accessible entry.

3. Design Principles

- **Layout:** Relocating the entrance to the side allows for better circulation between parking, entrance, and internal spaces.
- **Scale & Massing:** All changes are modest, with no increase in overall footprint (extension under permitted development excluded).
- **Appearance & Materials:** Materials will match the existing building, ensuring architectural consistency. Glazing follows the existing bar pattern for continuity.
- **Light & Ventilation:** Bifold doors maximise natural light, improve ventilation, and enhance the dining experience.

4. Access

- **Inclusive Access:** A level threshold at the new side entrance ensures wheelchair and pushchair accessibility.
- **Safety:** The new entrance avoids conflict with traffic, creating a safer approach.
- **Internal Access:** Removal of an internal wall provides open circulation between entrance, dining, and kitchen spaces.
- **Emergency Egress:** Additional bifold doors provide compliant escape routes.

5. Design Evolution

- The existing front entrance was reviewed but found unsafe and inaccessible.
- Alternative side location selected to align with car parking and enable barrier-free access.
- Canopy designed to be modest but clearly legible as the new entrance point.

6. Conclusion

The proposals reflect a design-led approach that enhances safety, inclusivity, and user experience, while respecting the character of the existing building. The development provides a long-term solution that balances operational needs with community benefit.