DESIGN AND ACCESS STATEMENT Date:16.11.2009

RE: ALTERATIONS/SINGLE STOREY EXTENSION AT THE GATE PH OSBASTON, NR. NUNEATON, WARWICKSHIRE, CV13 0HS.

1.Use

The property is currently a well established licensed premises/restaurant with a large associated car park and gardens which incorporate an external drinks area to the side of the premises. The ground floor comprises a public lounge/restaurant with back of house facilities such as catering kitchen, beer storage, staff rooms etc. The first floor comprises residential accommodation for the manager and family. The property is a country pub situated on the A47 between Hinckley and Ashby with well established clientele and good facilities for families.

2.Amount

The proposal comprises internal alterations and the construction of a single storey extension to the side and rear being part lounge and part storage with improvements to the delivery area.

3.Layout

The ground floor layout has been altered to improve the kitchen facilities and provide for better toilet/storage facilities and to encourage food trade with the proposed extension and remodelling of the servery area increasing the potential number of diners. The improved facilities will encourage family visits with the kitchen providing additional capacity for the anticipated increase in family dining.

4.Scale

The proposed extension has been designed to match the previous single storey extension therefore the original two storey main body of the building remains the dominant feature.

5.Landscaping

The property has gardens to the west end of the site with a tarmacadam surfaced car park to the south together and paved areas adjacent to the building. It is proposed to introduce new planting areas adjacent to the proposed single storey extension, which adjoins the car park, to soften the appearance from the car park where large areas of hard surfacing presently dominate.

6.Appearance

The extension has been designed to match the previous single storey extension in scale, materials and detail.

7.Access

New designated disabled parking bays are to be provided with much improved relatively flat access into the principle entrance along with provision for ramped access to the disabled toilet facilities. There are sufficient drop kerbs for wheelchair access from the car park areas. The servery will feature a section at reduced height for wheelchair users.

Paul Koren.