

**PROPOSED DEVELOPMENT AT
THE FREEMASONS PUBLIC HOUSE, WISWELL, WHALLEY.
FOR BORTON LTD**

DESIGN AND ACCESS STATEMENT

DEVELOPMENT

A single storey extension to the existing restaurant kitchen at The Freemasons and a change of use to two adjacent terraced properties to letting bedrooms (ancillary to the Freemasons).

BUILDING USE

The existing building is a public house and restaurant. The proposed extension will increase the size of the restaurant kitchen to provide better workspace for food preparation, the cooking area will remain as existing. The adjacent properties are currently 3 bedroom terraced houses used as staff accommodation; it is proposed to change the use to 4no letting bedrooms for 'The Freemasons' customers.

AMOUNT

The internal area of the ground floor kitchen extension is 30.6 m².

The new bedrooms being formed within the houses do not increase the existing floor area, there is actually a slight decrease as the existing second floor areas are being reduced from 24m² to 11m² a total decrease in floor area of 26m²

LAYOUT

The single storey kitchen extension extends from the existing kitchen at the rear of the Freemasons to the side, occupying the majority of the rear garden/yard area of no 6 Vicarage fold abutting the rear wall of the house. This forms a square kitchen area. Each of the proposed bedrooms occupies a floor of each house, the 2no first floor bedrooms having mezzanine bathrooms and being accessed from one no. new internal staircase located in No. 6 and accessed via the existing front door of No. 6

SCALE OF EXTENSION Please see drawing : - 4814- 3

The existing kitchen is only 32 m² and is grossly undersized for the number of covers it serves, the increase has been requested by Environmental Health officers and would improve the working environment for the staff.

Although the size is doubled the kitchen productivity will remain unchanged in line with the restriction on covers allowed in any one sitting (previously imposed as a planning condition). There will be no increase in staff numbers, the extension will just provide a better preparation area for the kitchen, more suited to the number of covers the kitchen serves.

Kitchen extension dimensions.

Height	2.7 metres	Length	6.0 metres
Width	5.1 metres		

LANDSCAPING

The houses have rear gardens which are mainly laid to hard surface, they have not been maintained for some time. The kitchen extension will occupy part of the garden

of no 6 but the garden of no 4 will be retained and cultivated as a kitchen garden. The existing stone boundary walls to the east and north of the garden of no. 4 will be retained as will the existing outbuilding/ store which will continue to be used for storage.

APPEARANCE

The rear extension will match the existing flat roofed kitchen, The wall adjacent to the garden of No.4 will be faced in natural stone and built up to form a parapet with a weathered stone capping, to replicate the original garden wall. The other external walls will be treated in a similar way. The adjacent gardens to the rear of the site are at a higher level and the use of the flat roof would minimise any visual impact.

The street elevation will remain unchanged with the exception of a timber boarded gate set back min 1m from the front elevation between the properties to conceal the refuse bins which are to be stored in the alley between the pub and house.

All the front windows are to be replaced with new hardwood double glazed sash frames with heritage paint finish.

2no new doors to existing openings, hardwood vertical boarded complete with frame and ironmongery, heritage paint finish. The opening of no. 4 to be blocked up internally.

The rear elevation of house no 6 would be abutted at ground level with the proposed kitchen extension, obscuring 1no. door and window opening. All the visible existing ground floor window openings are to have new timber sash glazed frames to be painted in a Heritage colour. The openings are to be blocked up internally with matt black painted boarding behind the glazed frames. House no 4 rear door opening is to be retained, blocked up internally with a new timber vertical boarded door complete with frame and ironmongery with heritage paint finish.

The rear first floor windows are to have new hardwood double glazed sash frames for heritage paint finish, complete with ironmongery internally.

The new flat roof will connect into the existing flat roof, (which is designed for foot traffic use as an escape route). The railings on the existing flat roof will be retained.

ACCESS

Access to the kitchen remains as existing with the addition of a rear escape door. The refuse bins are accessible for collection from Vicarage fold.

All the bedrooms are accessed via the front door of no. 6 on Vicarage fold which leads to a lobby for ground floor bedrooms and a staircase to the first floor bedrooms. There is a level rise to the access door (no 6) but disabled access can be provided when necessary by a removable ramp.

The houses no. 4 & 6 are currently 3 bed properties and in accordance with parking requirements for this size of house within the village, (2no spaces per house) 4no spaces in total should be available for residents. The proposed use of the rooms for accommodation for the Freemasons would require 1no car space per room hence 4 no spaces required , thus there is no change .

The alterations will not generate any extra parking requirements as the bedrooms formed are for the use of restaurant customers and, thus volume of cars will not increase.

The servicing of the rooms will be carried out by existing staff members so no additional vehicles will require parking.

PROTECTED SPECIES

The new flat roof will connect into the existing flat roof which is in good condition and designed for foot traffic use, (an escape route). The connection of the roof will involve the removal of the fascia and slight strip back of roof covering at abutment. The roof of the houses will be unaffected by the alterations.

This scheme will not impact on any protected species

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