

Design and Access statement
for the erection of a single storey extension to the rear of
The Brown Cow Public House, Bridge Road, Chatburn

This document is to accompany a full planning application for the erection of a single storey kitchen extension to the rear of The Brown Cow, Bridge Road, Chatburn, BB7 4AW

Location

The Brown Cow is located in the village centre of Chatburn on Bridge Road which forms part of the main road that runs from Clitheroe to Gisburn.



Present Use

The Brown Cow is an established public house in the centre of Chatburn. It is a detached property with its own car park and comprises of a bar area, separate dining room / function room, kitchen and wc facilities to the ground floor. To the first floor is living accommodation.



Front Elevation onto Bridge Road

Surrounding Area

The surrounding area is of mixed use comprising of residential, and retail premises. Another public house is located further along Bridge Road and a nursing home is also located on Bridge Road

Proposal

The proposal is to extend the single storey kitchen into the yard area to the rear of the property and introduce a covered shelter seating area at the rear

Justification

The current owners bought The Brown Cow in January 2017. Since buying it they have refurbished the property both internally and externally. They have introduced a varied menu of food which has proved very popular but has meant that the current kitchen is now too small. A larger kitchen would mean that there would be increased space for food preparation, larger fridges and storage facilities which ultimately would enable them to expand the menu. The covered seating would complement the outdoor seating area and would provide shelter from the extremes of weather for clients who would want to sit outside at any time (walkers with muddy boots, dog owners etc)



Side Elevation onto car park

Access

Access for loading / unloading would be unaffected and would remain at the rear of the building off the car park. Access to the main public areas would also be unaffected.

Car Parking / Transport

The existing car park would remain unaltered and car parking would be unaffected as the new extension will be situated in the yard area.

It is expected that customers to The Brown Cow will continue to be locals from the village as well as customers from outside the village using cars / public transport to access the pub.

Appearance

It is proposed that the new extension will be constructed out of rendered wall painted to match the existing with a flat roof and upvc windows all to match the existing building. The covered seating area would be at the rear and constructed out of a glazed roof with metal supports painted black



Rear Elevation



Rear / Side Elevation from car park looking towards kitchen

Scale

The scale of the new extension has been kept as modest as possible in order not to have an impact on the surrounding properties or to take up any car parking spaces. The height of the extension has been kept at the same height as the existing single storey kitchen. The floor area of the new extension is approx. 28 sq m. The covered area will be 2.5m high and will project out from the building by 3m

Landscaping

The rear of the property has recently been refurbished with added landscaping, fencing and paving incorporated to improve the garden and seating areas for customers of The Brown Cow.

Due to the nature of the extension and 'filling in' of the corner no additional landscaping will be required.

Attachments

The following information is also being included in the planning application

- (a) Location / Block plan
- (b) Existing Layout
- (c) Proposed Layout

