THE CROSS INN, CAULDON LOWE, WATERHOUSES, ST10 3EX.

PROPOSED NEW ENTRANCE PORCH AFTER DEMOLITION OF EXISTING CONSERVATORY

DESIGN AND ACCESS STATEMENT

BACKGROUND

N.B. This is a minor application for a simple alteration to the premises and this document is abbreviated in line with national guide lines; it should be read in conjunction with the drawings to appreciate the extent of the works proposed and will be amended should any alterations be made to the works / scheme.

The site lies at the cross-roads of the A52 with Main Road, at Cauldon Lowe, and as well as the licensed premises there is a camping / caravan holiday facility associated with the premises which serve a holiday market in addition to the usual clientele.

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DESIGN

At present one of the principal entrances is via a conservatory set to the front of the building, at a lower level than surrounding land. This addition to the original building, in a relatively prominent position, is rather incongruous contextually, against the strong traditional architecture of the building. It also renders entrance to the building rather awkward with the door at the side of the conservatory.

To address these issues it is intended to demolish this conservatory and erect a prominent entrance porch / canopy facing towards the car park and road which will be clearly visible as the access to the premises.

In keeping with the building and the rural location it is intended to construct this from stained timber with a slated roof and it will measure 7.0m long x 2.5m wide with a maximum height of approx. 3.5m.

It is felt that this will `clean up` this section of the building`s elevation and enhance the visual amenity generally, in addition to providing easier and more obvious access to the building.

ACCESS

At present there is a short, internal ramp within the conservatory which is not ideal. The new canopy will cover a gently graded path with level access to the door of the pub which is situated immediately adjacent to the Disabled W.C. The proposal will thus facilitate better access for all sections of the community.

CONCLUSION

This proposal will achieve several enhancements in one development; it will remove a previous awkward addition to the front of the building and replace it with a much more suitable construction; it will flag up the entrance to facilitate easier identification and will also give significant improvements to the physical access to everyone`s benefit. It therefore complies with both national and local policies in terms of design.

It is trusted the L.P.A. will agree and support this proposal.