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2315/JW

26th April 2023

Re: Planning application for Alteration and refurbishment of the external area at the Red Cow Ash Bank Road, Werrington ST9 0DT for STAR pubs

DESIGN AND ACCESS STATEMENT TO ACCOMPANY PLANNING APPLICATION.

This statement is with relation to the Town and Country Planning Legislation (Amendment Order 2006 SI 2006/1062).

The proposals are fully illustrated on the scaled application drawings and are described in this Design and Access Statement, which is proportionate to the scheme under consideration.

1. Use

- The subject premises is a Restaurant and Public House with associated external seating area and car park to the East of the site.

2. Amount of development

The proposed works are external only and within the curtilage of the existing site and can be summarised as follows:

- New 2no Manhatten style aluminium pergola.
- Gabion wall to act as retaining wall.
- Form new paving area.
- New perimeter balustrade to new paved area.
- Associated ground works for paving and levelling.
- New festoon lighting and heaters.
- New steps into new paved area and perimeter balustrade.

3. Indicative Layout

- The external proposals are to be situated to the South and West of the building, as shown on the accompanying drawings.

- 2315 – 101
- 2315 – 102
- 2315 – 301
- 2315 – 302
- 2315 - 401
- 2315 – OS

4. Scale

- The Manhatten pergola footprint is approximately 36m2.
- The Manhatten pergola to be approximately 2600mm high.
- New paved area to be approximately 93m2.

5. Landscaping

- Excavate and fill to establish level ground at the bottom of the existing stair level.
- Returf where appropriate as per drawing.
- Gabion Wall to act as retaining wall.
- Concrete Foundation for Manhatten Pergola.

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6. Appearance

- New Manhatten pergolas will be built of concrete footings situated towards the perimeter of the new paved area. The installation of heaters and lighting will provide a warm and cosy environment. Lighting to consist of festoon lighting draping from above.

7. Access

- Access to and from the Public House to remain as existing with a new staircase provided to rear external beer garden.

DESIGN SUMMARY

The Red Cow in Werrington, Stoke-on-Trent is an important local landmark and community meeting point. Like many public houses across the country, it is currently recovering from the difficultly caused by the Covid-19 pandemic.

The works have been carefully designed and detailed to respond to the site context, as well as the client's brief. The previsions to provide an enclosed pergola for the customers, with the ability to open and close the roof, is paramount for the external area to be used all year round. New level paving will be beneficial as the current beer garden is on a grass finished slope.

The Red Cow Public house is an important part of the village. The effective use of the external area, coupled with careful management of customer safety will be crucial for the public house in maintaining a sustainable business model moving forward.