

MP ARCHITECTS LLP

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DESIGN AND ACCESS STATEMENT AND PLANNING STATEMENT

For

A new Restaurant and Public House

at

The Fox Public House, Little Wratting,
Haverhill, Cambridgeshire, CB9 7UD

18th February 2020

Ref 2234



DESIGN

Use

The existing site houses The Fox Public House, which was originally known as The Rising Sun Public House. The pub, due to the previous isolated location has been closed for some years as it has not been a viable concern.

However, the use of the site and building is still for a public house and restaurant use, which is an A3 use. Due to the changes in the infrastructure adjoining the site, with the new road layout, roundabouts, and the number of houses proposed around this site, this now makes the site a viable site for continuing the pub/restaurant type use.

The Old Haverhill Road will now be by-passed with a roundabout. To the frontage of the site part of the road will therefore become redundant. This makes it an ideal place for a new pub/restaurant, as it can serve a potentially large population. It is in an ideal location where the site visibility splays for access are now acceptable. This will then provide an ideal use, together with increased amount of parking to justify the use for this type of property.

It is proposed to be a development which could be taken over by a Toby Carvery or Harvester type chain for a restaurant/pub use, in order to serve the new local community which will be surrounding this site.

Initial consultations have been made to assess the viability of this proposal. My client has interested parties willing to take on this proposal, which is to demolish the existing pub and develop this site, as indicated on the proposed design.

In terms of the main restaurant, this will show a restaurant for 60 covers and 32 bar covers, and provide kitchens and storage areas, these will be associated with running a restaurant of this type.

At first floor level there will be staff changing facilities adjacent to a self-contained flat. This will be used by the staff manager for the ground floor, not an independent flat.

Amount

The amount to be built is an area of 485m² on the ground floor, restaurant/ public house with a further 178m² for the first floor. Overall dimensions are set out in the scale section of this document.

The site also allows for adequate car parking, deliveries and external dining, and external storage and bin areas.

Layout

The site has been laid out to move the building further to the rear of the site, which will provide a better setting for the building, and this will enable some external dining to the front of the restaurant near the entrance. This will also allow for access to the side

for deliveries, and storage. Car parking will be to the north & west of the site. The vehicular entrance where it is proposed, is an ideal location where the speeds of traffic on this road with the new roundabout will be greatly reduced.

The amount of car spaces shown are 50 spaces, of which 3 spaces will be for disabled spaces. There will also be 6 cycle spaces, and an area for at least 4 motorcycle spaces.

Scale

The area of the building is 485m², Overall dimensions of the two storey building will be 15.3m wide x 13.2m deep. The single storey restaurant being 15m wide x 12.2m deep. Single storey WC block measuring 4.2m wide x 8.2m deep and the single storey rear kitchen measures 15m wide x 3.8m deep. The two storey eaves height is 5.3 metres, with a ridge height of 9m. Single storey elements will have an eaves height of 2.4m.

The site has an overall area of 3260m² (0.326 hectares).

Landscaping

All the paved areas will be designed to use a self-draining material, which would either be a block pavior or porous tarmac, to avoid draining to any external areas.

The external seating area will be with a brick pavior, of type to be agreed. Boundary planting will be provided with hedging and trees, this is has been designed by a landscape architect and will be submitted with the planning application.

Appearance

The building has been designed in a traditional style with gable roofs. To reduce the overall bulk of the single storey restaurant roof we have introduced a Dutch gable. The choice of bricks and roof tiles and joinery materials can be agreed as a condition to any consent.

ACCESS

The access to this Public House and restaurant would now be good, considering the infrastructure changes and new roundabout adjoining this site. This will provide a much better and safer vehicular access to the property. Three disabled car spaces are provided for visitors near to the entrance. The entrance will be an accessible level entrance in accordance with the Disabled Discrimination Act requirements and the building regulations.

Access to surrounding towns and for the emergency services is within a few miles, it is therefore in a good sustainable location.

Martyn Pattie RIBA