

DESIGN AND ACCESS STATEMENT

11th June 2021

SITE

THE GOLDEN LION
17 ESTCOURT ROAD
WATFORD
WD17 2PT

CLIENT

Star Pubs & Bars

1. Introduction

1.1 Proposal Description

Our client, Star Pubs & Bars are planning a roll out project of pergolas to external spaces to a number of these sites to give customers the choice and flexibility to feel comfortable to dine either internally or externally and not be dictated by the weather.

1.2 Area

The Golden Lion is located on the outskirts of the main Watford High Street, just under a 10 minute walk. It is believed the pub was one of the first buildings on the Estcourt estate.

1.3 Use

The Golden Lion is a community pub and currently has a successful trade with both food and beverage sales. The planned pergola would provide a family-friendly dining area, a welcoming addition for the entire community to enjoy.

1.4 Economic, Social and Environmental Assessment

Our client believes that a pub is an important part of any community, as it offers a place for people to socialise and relax in an alternative environment to their home. The public house is very popular with the local community. Often the pub is one of the few places, which is inclusive to many areas of society. Star Pubs & Bars would like to strengthen this into the area by offering an improved external seated area.

The proposal within the application have been designed to offer an altogether safer and more enjoyable experience for all people visiting the pub, particularly people local to the area who will have a better facility to enjoy only a short distance away.

All works will be carried out to our client's usual very high standards and will be promoted locally, creating interest around the site. People living within the immediate area are likely to want to experience the improvements to The Golden Lion, along with customers from further afield using this as a destination pub. The residential dwellings nearby will encourage people to walk to the site rather than driving to other pubs further away from the area which may already have a better appeal to customers. This encourages people to spend their money locally to help this business succeed. As the pub is located on a main road, if locals were to use this pub rather than a further afield pub, the immediate local environment and road safety issues would be improved whilst at the same time discouraging people from drink driving.

The proposals in this application will complement both the internal and external space which offers a great service to its customers in terms of drinking and dining, but without detracting from the existing characteristics of this site and the local area.

2. Design Principles and Concepts

2.1 Layout

The interior of the site will remain as existing, and all customer egress points are unaffected by the works being carried out.

The position of the proposed pergola is to the rear paved area to the rear of an existing pergola, the proposing will ensure adequate covered space is available to the every popular site.

2.2 Scale

The paved area will create a more flexible dining space for customers to enjoy the site to its full potential, it will give them a choice of dining internally or externally with the added benefit of cover on less sunny days. The pergola at 6 x 3 meters will sit centrally to the existing pergola, it will still leave areas of open space for those sunny days that we get and will not overpower the external area.

2.3 Conservation

The area of Escourt Road lies just inside the conservation area, even though the public house has been part of the landscape for over 150 years it is not listed. Several buildings do have a classification within the Conservation Area that spreads to the north of the site. We believe the proposals, being of similar detail and using materials that are already on the site will not have a detrimental effect on its surroundings and will only serve to enhance the buildings original features.

3. Access

3.1 Access to the Transport Network

As this is an existing site, the existing transport network will be retained. The pub is accessible by bus and there is ample car parking available to the front and side of the building.

3.2 Inclusive Access.

All accesses to the pub have been retained to ensure that all people can use the facilities provided by our client. This development is no different and which is why these proposals have been designed to guarantee that this is a user-friendly site for abled and disabled customers and any improvements comply with both the local planning policy and the Disability Discrimination Act (DDA) 1995

The final design proposal has been reached to ensure improved facilities not only for the pub but also for the wider community to ensure that the facility creates a more attractive amenity for the area.

The proposal is of a design, layout scale and mass compatible with the locality and any neighbouring buildings and spaces to satisfy the terms outlined in the planning advisory documents.

4. Consultations

Our client is happy to speak to all neighbours and any other parties, who wish to discuss the proposed plans. However, to this point, no specific consultation has been carried out.