

DESIGN AND ACCESS STATEMENT

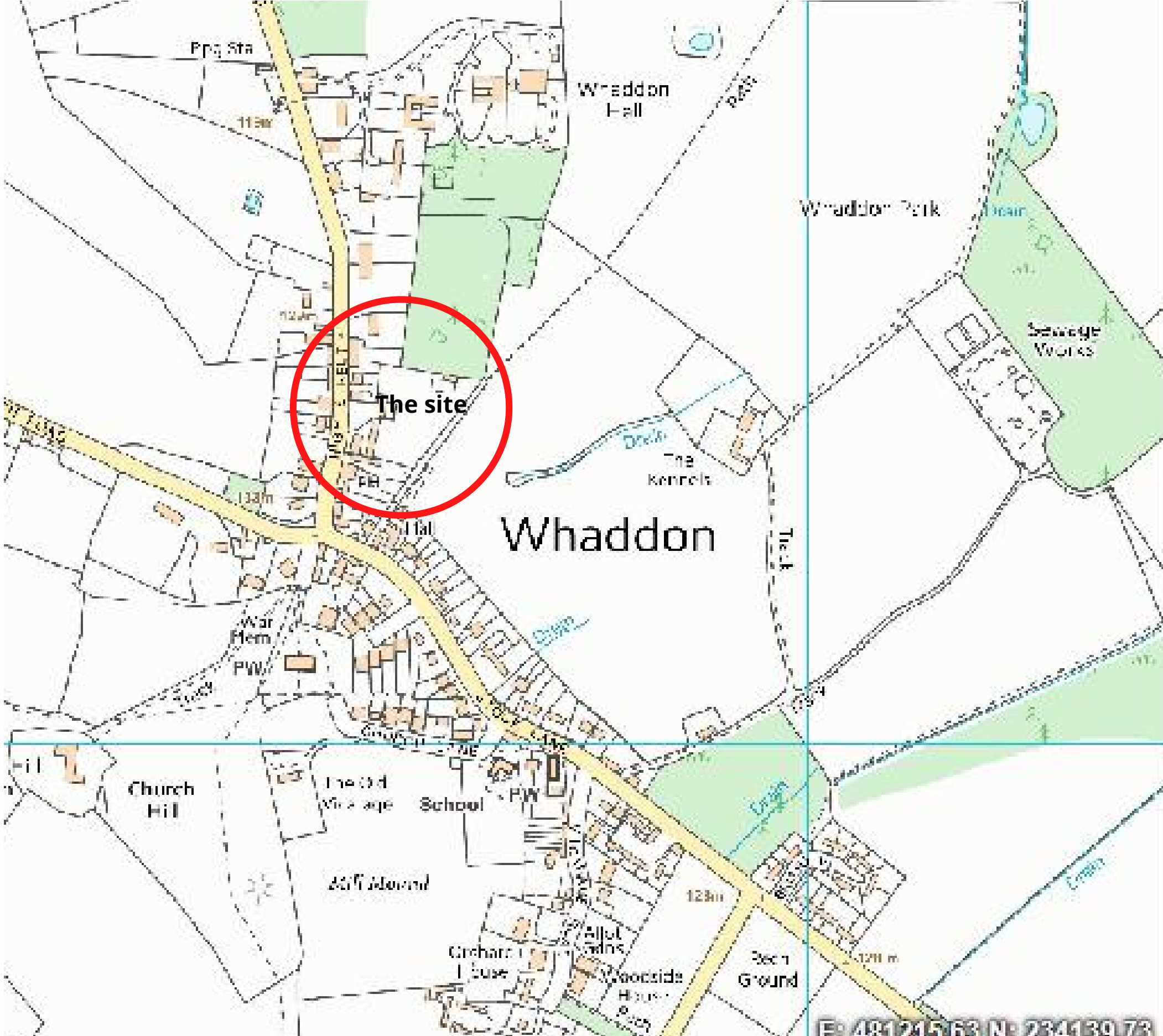
LAND TO THE REAR OF THE LOWNDES ARMS PUBLIC HOUSE, WHADDON

V20-146-DA01

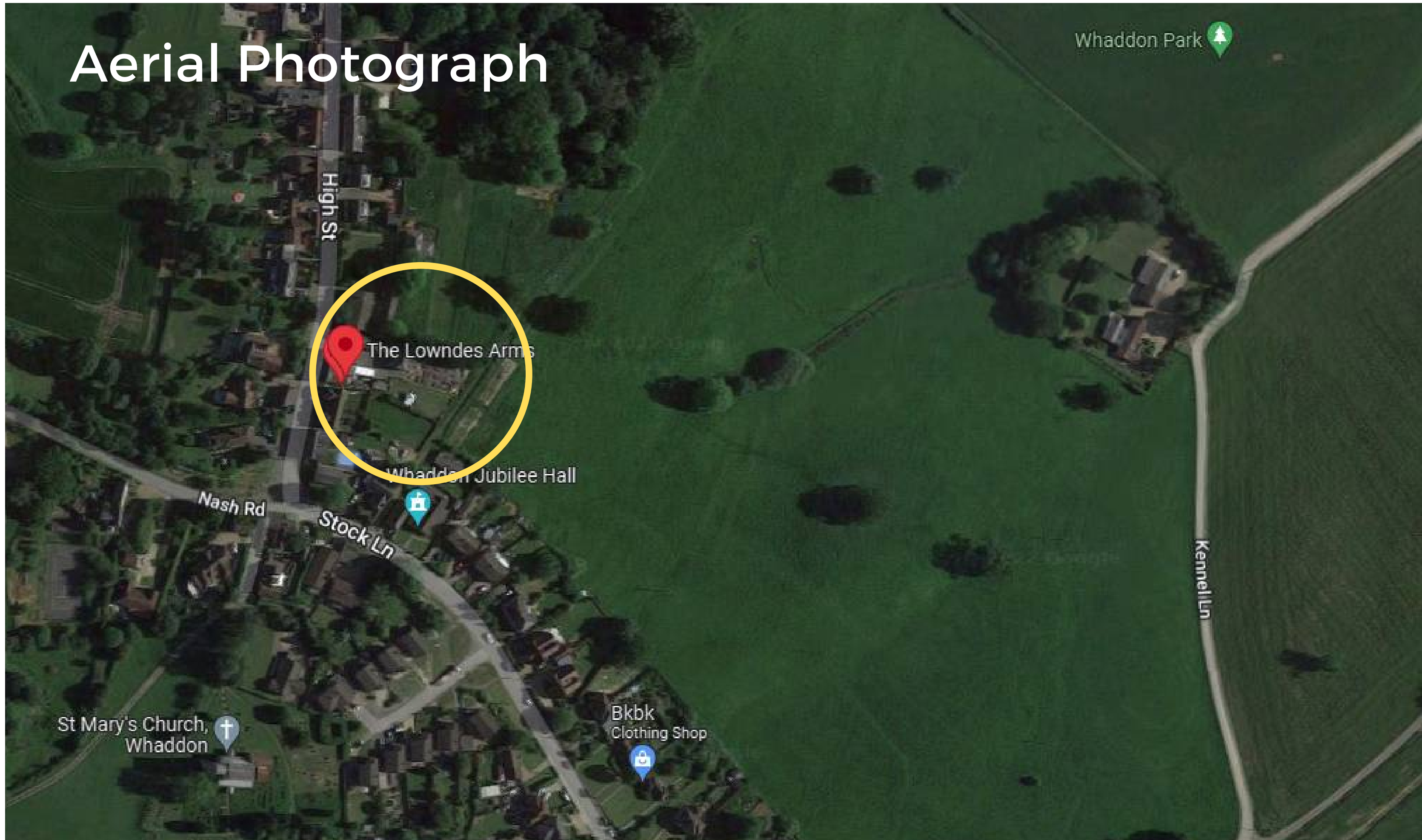
VAUSS LIMITED

architecture and interior design

The Site



Aerial Photograph



Site Description

The site is located at the rear of the Public House know as 'The Lowndes Arms' and currently forms part of an underused car park. Car parking will be reorganised following any approval of this proposal so that no reduction of parking is felt.

There is a brick built barn to the left of the site frontage that sits alongside the driveway and site access.

The site has been selected so as not to impact upon the setting of the listed building



The Lowndes Arms Public House

Historic England Listing

Public house.

Grade II

Late C16-C17, altered.

Timber frame with diagonal braces, brick and colourwashed plaster infill, rendered and colourwashed plinth and gables. Brick to upper part of first floor below raised eaves. Slate roof, wavy bargeboards, brick chimney between left-hand bays. 2 storeys, 3 bays. 2-light barred wooden casements to ground floor centre bay and first floor. Left bay has no window to ground floor, right bay has canted projection with barred wooden casements. C20 door between left-hand bays has large flat wooden hood on metal posts.

C20 extensions to rear. RCHM II p 321 MON 5

Listing NGR: SP8057334253

Owners Statement

We, the owners and proprietors of the The New Lowndes Arms, hereby referred to as 'the property', are seeking planning permission to construct two new dwellings on land currently occupied by our car park at the rear of the property's land. As such we wish to provide this supporting document to provide you with rationale and justifications around this decision and would ask that you take such considerations on board when making a final decision.

The property has been owned and occupied by us since February 14th 2017 and we opened on March 2nd the same year, and has been run as a local village pub from that time to the present date. Previously, the property had lain empty and abandoned for a period of 18 months. Originally we aimed to be open full time; however over the course of the last several years we have unfortunately averaged only around 16 local residents visiting us per week, which of course isn't sufficient to sustain itself. On occasion we are visited by cyclists and walkers who are passing through the village, but this trade is of course very much seasonal and by no means guarantee. A result of this was that we had reduce our operational hours and employed members of staff to only be open on Thursdays-Sundays each week, and even then for limited hours of the day.

The issues described above clearly show why cashflow has become restricted, which has forced us to look at alternative ways to support the business and ensure that it remains a fixture and heart of community village life, as public houses have been within England for centuries.

As I am sure you are aware, we are not alone in this issue. The Office for National Statistics shows that between the period of 2008-2018 over 11,000 public houses were forced to close, and in 2020 alone another 2,500 joined that number. The situation which arose from the pandemic has only helped to increase these pressures, and even now with legal restrictions lifted many people do not like to venture into crowded areas. Of course, in 2022 we have seen huge surges in costs with inflation expected to be at 8% impacted everything from cost of produce to stock the pub, through to energy bills and staffing costs.

We engaged in discussion with the Local Parish Council to find alternative solutions, including the village council purchasing the property to run as a community venue, but unfortunately these were not avenues that were able to be explored.

We have had the property on the market to sell as a public house, but interest has been restricted to property developers or commercial organizations who would be seeking to turn it into a restaurant or completely redevelop the land. We do not feel this is the right legacy for a public house which has served the community since it was built in 1593.

In regards to the planning permission which we are seeking, the dwellings would be constructed on the existing car park land. This is currently limited to only 8 spaces, and which due to size and layout of the space is seldom used – patrons choosing instead to park on the main road.

Owners Statement

These plans would allow for a redesign and creation of a new car park area which would enable it to be a much more functional and easier to use the space. This would help alleviate parking on the main road which we, as well as residents would surely prefer. This new parking area would be built on land currently occupied by our conservatory (see image A) This is currently unused due to storm damage earlier in 2022 for which, at this moment, we simply do not have the funds to repair. 11 new spaces would be available, 2 of which would be allocated for disabled/accessibility parking. Additionally it would be returning the layout to its original conception, as seen in image C which dates from 1978 showing the parking areas original layout.

The dwellings themselves would be a single 2 bed, and a single 3 bed cottage constructed in the most considerate and environmentally friendly way utilizing the best materials to reduce the impact on the environment. The aim would be to provide these as rental properties to young families within the community, whilst also providing essentially needed income to the broader running of the business. The properties themselves cannot be seen from the road due to the existing layout of constructed buildings which would not be altered, additionally on their boundary exists a row of trees which would hide them from view from that side, and on the rear border of the land, this only overlooks fields used for agricultural purposes.

Our immediate neighbour, a member of the Parish Council – (Councilor Graham Stuart) was indeed granted permission for a much larger 5 bedroom dwelling (Ref: 16/01298/AOP) which will directly overlook the existing beer garden. These two new properties would not do so, nor would they cause any obstruction (light, access, or otherwise) to that building (not yet constructed).

Ultimately, approval of planning permission for these dwellings will allow us to release funds which will enable us to not only keep the business alive and operational for the community, but in addition make much needed aesthetic improvements which will further make the property a place for village events and engagements to take place.



Site Description



Photos around the rear of the site



Proposal

The proposal is to provide two new modest dwellings desperately needed in this village but ultimately for the survival of the public house.

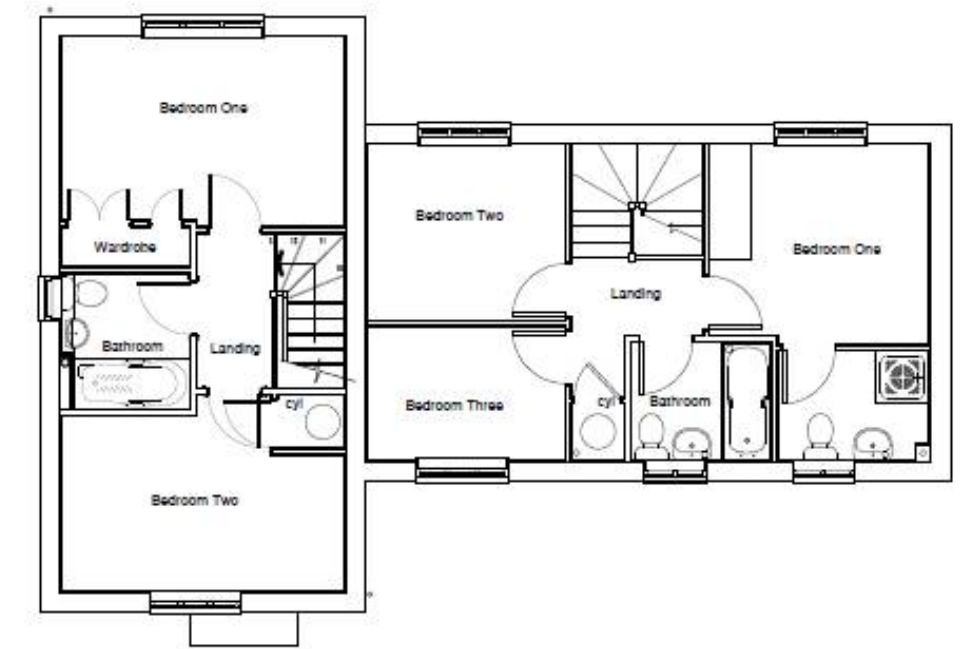
There is sufficient distances from the Public House so as not to cause disturbance to either party.

Consent has been given previously on the adjacent land to the south of the site in a similar location to this proposal.

The appearance will match the materials already used on the converted barns alongside the Public House

Given the location of the proposal no historic fabric is lost or impact realised

Given the distance of the proposed scheme we believe that there will not be any negative impact upon the heritage assets locally.



Conclusion

- The applicant considers that the proposal accords with the national and local planning policies and as such should be permitted.
- The proposal will comprise a high quality addition to the village and tidy a disused part of the site
- The dwellings meet the Councils design guidance and are not uncharacteristic of other minor consented schemes within the borough.
- All materials used will be subject to Council approval and be suitable for their location
- We look forward to the councils positive approval of this scheme in due course

V A U S S

architecture interior design

Ridge House Studio - 50B Banbury Road - Brackley - Northamptonshire - NN13 6AT

07958 508 996