

Design & access statement

project: The Marsh Mill tavern

address: Marsh Mill Village, Fleetwood Road North

job ref: 2214

subject: Design Access Statement

date: 19th April 2022

1.0 Introduction

The purpose of this document is to support a full planning application for a single level extension to the side and part front elevations of the public house

The Marsh Mill Tavern is a well, established public house, opened originally as "Tavern at the Mill" in 1990

The surrounding area is a combination of retail, offices and residential use with open playing fields to the west

2.0 Site Location

The Marsh Mill village is accessed just off the A585 road between Cleveleys and Poulton off the Fleetwood road North, with access to the Marsh Mill Tavern from the village courtyard or from the access road and car park to the front elevation.

The Site also has the original Marsh Mill Windmill Grade II listed building to the rear of the tavern

3.0 Site Proposals

The proposals are to form a single wrap around extension to give additional dining area to the already successful operation, with large glazed areas to the front and side overlooking the wrap around beer garden.

The proposals will not significantly change the external appearance of the building and the changes are consistent with the design approach approved for the whole development.

4.0 Application site - photograph showing front elevation with main entrance and location of proposed extension to the right side of the picture



Application site – photograph showing existing corner where client would like to construct an single level wrap around extension



5.0 Design Appearance

The design has been carefully looked at in terms of access for all customers and the external works will be carried out to our client's high standards .

The overall scheme will ensure that the existing building is enhanced with a sympathetic identity, which respects the characteristics of the existing architectural style. All additions will blend effortlessly into its surroundings and none of the works will touch or affect the listed building.

