

The Cross Inn, 1 Newport Road, Caldicot, NP26 4BG
Stonegate Pub Group

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27/03/2023



ACCESS STATEMENT

PROPOSED REPLACEMENT OF A WINDOW WITH AN ADDITIONAL FIRE ESCAPE DOOR

1.0 Introduction

- 1.1 This Access Statement has been prepared to accompany an application for planning permission for the proposed replacement of a window with an additional fire escape door at the Cross Inn, 1 Newport Road, Caldicot, NP26 4BG.
- 1.2 The application building is not a listed building and it is not located within any designated conservation area.

2.0 Access Statement

- 2.1 The application premises comprise the Cross Inn public house, on Newport Road in Caldicot. The ground floor of the application premises is currently configured as a public house premises, with a lounge area to the left-hand side of the centrally located bar/servery and a smaller bar area to the other side. Access into the premises is from Newport Road through a modest internal lobby.
- 2.2 The applicant intends to replace an existing window at the far end of the lounge area with an additional fire escape door. During normal use of the public house this additional fire escape door would not be used and it is solely intended to provide an additional emergency egress route for customers and staff in the event of a fire at the premises. Furniture within the lounge area of the public house will be suitably arranged to ensure a safe route of egress out of the building in the event of a fire.
- 2.3 Leisure opportunities and social interaction are key roles of such town centre areas as this, including a successful and diversified evening economy. Vibrant and viable centres are distinguished by a diversity of activity and uses which should contribute towards a centre's well-being and success.
- 2.4 The site is within a central urban area which is an accessible location, where there is a good choice of transport modes as an alternative to the private car, thereby helping to reduce CO2 emissions.
- 2.5 The site is within close proximity (c. 0.6 miles) of Caldicot train station (a 12 to 14-minute walk, depending on chosen route), whilst the nearest bus stop is situated immediately outside the front of the premises on Chepstow Road.

- 2.6 Car parking is also available within the Jubilee Way public car park, which is situated behind Newport Road to the north-west, approximately 0.1 mile (a 2-minute walk) from the application site.
- 2.7 In terms of transportation and accessibility considerations, both customers and staff of the premises will therefore have a full choice of transportation modes to travel to and from the site. Being located within Caldicot town centre, the application site represents an accessible location for economic development, which provides direct hospitality and leisure, social interaction and employment to local residents and tourist visitors to the town centre of Caldicot.
- 2.8 Due to the licensed nature of the premises, there will be a designated premises supervisor on site at all times and staff will be educated on customer management and equality measures and implementation.
- 2.9 A first aid kit will be permanently stored on site and a trained first aider will be readily available for immediate customer attention. Risk Management and Health & Safety policies are in place and will be adopted by all staff.
- 2.10 The application proposal would result in the enhancement of emergency egress from these public house premises in the event of a fire and will also assist in the economic well-being and retention of the established, entirely appropriate, town centre use of the premises, within the accessible town centre area of Caldicot.
- 2.11 All existing access doors, providing flat access to the surrounding public streets, are to be retained *in situ* for fully accessible access.
- 2.12 Servicing and waste storage/collection arrangements would continue to operate from the premises in exactly the same way to how they have always operated for the applicant's authorised use of these premises. The application premises already benefit from kitchen accommodation and the premises would continue to be serviced as they are at present. There would therefore be no amendments to the existing servicing arrangements at the premises.
- 2.13 The layout of the ground floor accommodation would be retained as at present, but with one window at the far end of the lounge area replaced with an additional fire escape door. During normal use at the premises, the door would not be used and it would only be used for emergency egress in the event of a fire at the premises.
- 2.14 Normal access arrangements into and past the building would not be altered as a result of this proposal.
- 2.15 Movement around the ground floor accommodation of the building will be wheelchair accessible.
- 2.16 Food menus will also be provided during the daytime upon customer tables and staff will have additional menus stored at the bar servery. The food and drink offer will be extensive and varied and will cater for all dietary requirements, including those with a preference for vegetarian and vegan foods.

2.17 For the hospitality and leisure sector to recover from both the catastrophic impacts of the Covid pandemic and the on-going cost of living crisis for both its customers and staff, all assistance remains to be given to this important sector of the national and local economy for the foreseeable future. The LPA should therefore use its best efforts to support the recovery of their own hospitality and leisure sector in this regard. It is now more important than ever for the economic wellbeing of the applicant's business that the LPA supports the applicant's endeavours to try and ensure the economic survival of their active use of this building for its continued suitable, accessible, town centre use as a public house.