

The Cross Inn, 1 Newport Road, Caldicot, NP26 4BG

Stonegate Pub Group

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BIDWELLS

DESIGN STATEMENT
PROPOSED REPLACEMENT OF A
WINDOW WITH AN ADDITIONAL FIRE
ESCAPE DOOR

1.0 Design Statement

1. This Design 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.

Amount

2. The proposal is for the replacement of an existing window with an additional fire escape door. The application proposal is detailed in the accompanying application drawings.

Layout

3. The additional fire escape door does not materially alter the existing layout of the premises during normal use but is intended to provide an additional emergency escape route out of the building for customers and staff in the event of a fire. 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.

Scale

4. The proposed additional fire escape door would not result in any enlargement or alteration of the overall scale of the existing premises and it is not proposed to enlarge the premises beyond their current scale.

Landscaping

5. No hard-landscaping works are affected by the application proposal.

Appearance

6. The external appearance of the building would be respected by the proposed alteration to install an additional fire escape door. The additional fire escape door has been designed and detailed to be sympathetic to the existing character and appearance of this public house building. The design and materials for the proposed additional fire escape door are cognisant of the existing doors on this building. Overall, it is considered that the proposed additional fire escape door will not cause any demonstrable, material harm to the external appearance of both the host building nor the local street scene.

Use

7. The existing, active, appropriate town centre use of the premises would continue, as a public house.

Access

8. Access arrangements into the premises during normal use would remain as they currently are. The intension of the additional fire escape door is to provide an additional emergency egress route for customers and staff in the event of a fire at the premises.

Prepared by

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