



THE VICTORIA, THURSTON

DESIGN AND ACCESS STATEMENT

The Victoria sits on the outskirts of Thurston adjacent to new housing estates. It has recently had a substantial refurbishment which has created a very successful business and valuable asset to the local community.

The Victoria is divided into two distinct areas. On the left, is a games area, with pool, darts, AWP's and sports showing on TVs. The dining area to the right hand side of the pub opens onto the rear of the property, with the garden connecting to it via bi-fold and patio doors that open onto a large terrace which is part covered with a pergola.

A previous application for the retention of a covered pergola which was constructed to the left hand side of the pub, for use as a smoking shelter, was refused due to the adverse effects it would have on the neighbouring property. Our clients have now reconsidered making an appeal against the decision but wish to retain the structure as it offers a dry area for storage of recyclable waste (as seen in the photo below) and for use as a log store.

Smokers will now be directed to the rear patio which is located away from the neighbouring properties and is well screened. The door with access onto the side covered area is not required as a fire exit (as currently shown) as there are sufficient other exits from the property. This door can be permanently locked shut and therefore there will be no customer access to the side yard area.



NEW YARD & COVERED STORE AREA