

THE NAG'S HEAD

DESIGN & ACCESS STATEMENT

This document is the property of Blackdog and is not to be copied, reproduced, retained or disclosed to any unauthorised person either wholly, electronically or in part without written consent of Blackdog. All copyright is reserved to Blackdog. All drawings, unless otherwise stated are to be considered 'DESIGN INTENT' drawings must NOT in any way be used for construction or or final detailed costing. All copyright is reserved to Blackdog unless previously agreed in the agreed proposal.



Contents

- 1.0 The Proposal
- 2.0 List of drawn information
- 3.0 Context
 - Planning history
 - Flood Risk assessment
 - Ecology
 - Trees
- 5.0 The Design
 - Use
 - Amount
 - Brief
 - Construction
- 6.0 Sustainability
- 7.0 Access Statement
- 8.0 Conclusion

I.0 Proposal

The property is set off the High Street in Welling.

Our client wishes to gain planning consent for a range of works concerning the construction of a new outdoor customer pergola and new bin store, together with associated works to the outside area.

This Design and Access statement is prepared to provide a cogent argument that the location and design are appropriate.

2.0 Information

- 2.1 BKDG SITE 01
BKDG BLOCK 01
BKDG EX 001
BKDG PR 001
BKDG DESIGN & ACCESS STATEMENT
BKDG PHOTO SURVEY

3.0 Context

- 3.1 The site is located off the High Street in Welling.
3.2 The proposal has minimal effect on the setting.
3.3 The site is not located in a conservation area.

4.0 Planning & Status

- 4.1 Below is the recent planning history.
- | | |
|--------------|---|
| 14/01874/FUL | External alterations to provide a new entrance with glazed doors & frame. |
|--------------|---|
- 4.2 The National Planning Policy Framework (NPPF) 2019 sets out a presumption in favour of sustainable development.
- 4.3 Sections 12 and 16 of the NPPF are of particular relevance in this case as they relate to achieving well-designed places and conserving/enhancing the historic environment.

- 4.4 Local Policy / The relevant planning policies of the adopted Local Plan have been considered.
- 4.5 Flood Risk Assessment / Not applicable to application.
- 4.6 Ecology / No Ecological or BAT survey is provided as there is no removal of existing buildings.
- 4.7 Trees / There is no removal of existing trees.

5.0 Design

- 5.1 Use - A4 Public House
- 5.2 Amount - 0 m² of additional floor space would be created.

Brief

The planned works will increase customer appeal of the pub by improving its accessibility, providing additional outdoor space which is sheltered from inclement weather and improving the visual appeal of the premises, thus ensuring the economic viability of the pub going into the future.

- 5.3 Construction

The structure of the pergola is constructed of timber and covered with transparent polycarbonate sheeting. The arch is constructed of timber.

- 5.4 The existing use of the application property would not change as a result of this proposal.
- 5.5 The proposal would not create any issues relating to layout or scale.
- 5.6 The proposed layout changes would greatly enhance the usability & viability of the property.
- 5.7 The proposal would not create any landscaping issues.

5.8 The proposal would not generate any changes to the parking provision of the site.

5.9 Sustainability

The proposal will use sustainably sourced materials and water efficient systems.

6.0 Access

6.1 Existing access to the public house will remain unchanged.

6.2. The provision of new outdoor space ensures that the indoor areas of the venue are less prone to overcrowding and make it possible to maintain a greater distance between customers.

7.0 Conclusion

7.1 Taking into account the above factors, it is considered that the proposed development complies with the aims and objectives of the above mentioned policies contained within the District Plan and the principles set out in the National Planning Policy Framework 2019 and on this basis consent should be granted accordingly.

7.2 The development will not adversely affect the local character and it hoped the planners will be able to agree with the above comments and be able to favourably recommend the amended scheme.