

# Design Access and Method Statement

**Full Planning Application to replace the temporary marquee and timber structure with blockwork render walling and tiled roof to match the adjoining building. In addition, extend the main building/pub with an orangery/extension to cater for additional seats and tables.**

**The Woolpack Inn  
Shepards Way  
St Georges  
Weston super Mare  
North Somerset  
BS22 7XE  
REF: WP2024:07**

## **1.0 Pre-Application Advice**

In order to prepare this application, the proposal was put forward to North Somerset Council in order to seek guidance via Pre-Application to establish if Planning was required for a non-structural, non-permanent, timber side walling to replace the damaged Marquee fabric side walls. Subsequently an application was submitted Ref: 23/P/1459/FUL, that was withdrawn on the grounds that a temporary structure using the current materials was not in-keeping with the adjoining building and would not be acceptable.

## **1.1 History**

The Marquee was erected on and off pre-Covid during winter times and has been in position post-Covid to comply with government guidelines and has been in position ever since with some upgrades in recent times to the side walls. Other the last couple of years the fabric side walling has deteriorated and since mid-2022 they have been replaced with a temporary timber frame walling. This in turn has given business an overflow seating arrangement for those wet and windy days or those that would prefer to eat or drink outside with cover.

## **1.2 Proposal**

Two proposals are submitted with this application, [a] Rebuild the marquee with a more permanent structure to match adjoining building to give customers the option to sit outside under cover. [b] An extension to the original pub to create an orangery to provide additional seating to the restaurant/bar.

The temporary marquee to be rebuilt using materials that match the adjoining building as a more permanent structure. In addition, due to the demand for additional seating, an extension is being proposed to cater for additional 35-40 seats. The design is sympathetic to the existing building ensuring that the original character is maintained.

## **1.2 Usage**

Bar, restaurant, café and shop.

### **1.3 Location**

The Woolpack Inn, Shepards Way, St Georges, Weston super Mare, North Somerset BS22 7XE.

### **1.4 Existing Site**

No change to any boundaries, materials, parking or access.

### **1.5 Use**

No Change

### **1.6 Appearance and Materials**

All new materials and colours to match existing:

Tiles, Render and timber windows.

### **1.7 Opening hours**

No Change.

### **1.8 Staff**

Due to demand, it is anticipated that the staffing levels will increase by one additional full-time and one part-time.

### **1.9 Access**

No Change

### **2.0 Parking**

No change to parking arrangements.