

WAGGON&HORSES

DESIGN & ACCESS STATEMENT

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Introduction & Proposal

The property is located on Newmarket High Street.

Our clients wishes to gain permission for the redecoration of the exterior.

This Design & Access statement is prepared to provide a cogent argument that the proposal is appropriate.

2.0 Information

- 2.1 BKDG EX 01
BKDG EX 02
BKDG EX 03
BKDG PR 02
BKDG DESIGN & ACCESS STATEMENT
BKDG HERITAGE STATEMENT

3.0 Context

- 3.1 The site is located off the High Street, Newmarket.
- 3.2 The site sits within the existing Newmarket conservation area.
- 3.3 The proposal has minimal effect on the setting.
- 3.4 The National Planning Policy Framework (NPPF) 2019 sets out a presumption in favour of sustainable development.
- 3.5 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.
- 3.6 Local Policy / The relevant planning policies of the adopted District Plan have been considered.
- 3.7 Flood Risk Assessment / Not applicable to application.
- 3.8 Ecology / No Ecological or BAT survey is provided as the existing buildings are in use.

4.0 Planning & Status

- 4.1 Below is the recent planning history.
- Bedroom extension, carports, clubhouse, access from service road
Ref. No: F/74/1149 | Status: REFU
- Retrospective application - Display of illuminated advertisements
Ref. No: F/95/623/LB | Status: REFU
- Retrospective application - Display of externally illuminated advertisements
Ref. No: F/95/622/A | Status: REFU
- Erection of non-illuminated projecting sign on front elevation and illuminated fascia sign on rear elevation as amended by letter and drawings received 6.10.99..
Ref. No: F/99/321/ADI | Status: ACON
- Removal of existing external signage and associated wiring. Removal of window boxes. Installation of new signs. Alterations to lighting and re-paint part front elevation as amended by letter and plans received 6.10.99. to include replacement of first floor window in rear elevation..
Ref. No: F/99/322/LBC | Status: ACON

5.0 Design

- 5.1 Use A4 Public House
- 5.2 Amount None
- Brief Installation of metal straps, ties and support structure to tie and stabilise existing facade. Patch render repairs and full facade & window decoration.
- 5.3 The existing use of the application property would not change as a result of this proposal and create no additional floor space.
- 5.5 The proposal would not create any issues relating to layout or scale.
- 5.6 The proposed would not create any layout changes to the property.
- 5.7 The proposal would not create any landscaping issues
- 5.8 Design and Layout including impact on Conservation Area
- Neighbour Impact There would be no impact on the neighbouring properties due to the design, topography of the site and location
- Amenity & Layout There would be no impact
- 5.9 Parking Provision
- No alteration
- 5.10 Sustainability
Our proposal will also use sustainable sourced materials.

6.0 Access

- 6.1 Our revised proposal does not alter the existing access.

7.0 Conclusion

- 7.1 The Greene King group of companies, has a rich heritage of over 200 years, is committed to making a positive contribution to society and to the environment in which it operates in villages, towns and city centres across England, Wales and Scotland. Developing and implementing business practices to deliver financial success whilst conducting their business strategy and operations reducing their environmental impact as a long-term sustainability aim of the business, collaborating with suppliers and partners to minimize the environmental impact on local communities, whilst ensuring high quality brand propositions and service.
- 7.2 The external redecoration at this premises is being undertaken to coincide with the refurbishment of the house, however this does not involve any structural redevelopment of the building itself. The external colour for this property, in regards to design, has taken a sympathetic consideration of the listed building status.
- 7.3 The colours used to the external building are in keeping and we feel the colour, does not detract from the listed building and only enhances its appearance.
- 7.4 The external decoration will revitalise and freshen up the building portraying a upmarket feel whilst keeping the building traditional and allowing the features to show through.
- 7.5 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.
- 7.6 In conclusion, it is considered that these proposals will be to the benefit of the building in terms of ensuring its continuing maintenance and longevity of the fabric.
- 7.7 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.