

Design and Access Statement

Alteration to The Two Sawyers (listed building and in a conservation area)

Proposal:

Repaint the pub in sympathetic colours

1. What **features** are on the existing site?

This is a C1800 brick built property with an inglenook fireplace serving one section of the trading area with a modern timber conservatory and later addition commercial kitchen, circa 1940.

2. Please provide details of how **access** issues will be addressed

There are good road links to the area and a network of public footpaths that serve the local villages. These alterations will have no impact on these.

The property currently operates as a pub essentially for wet trade only and also as a community hub for meetings and gatherings. Again this will not change.

There is however poor access to the bar area and toilets as there is no level access for wheelchair users. These alterations will allow us to provide level access via the conservatory to all areas of the pub. They will also allow us to provide a full food service, which is not currently practical with only a hatch for food service.

Opening up the fireplace with a 2 way stove will make both seating areas more welcoming.

3. Please provide details of the **layout** of proposed development

No significant change. The existing bar will become a wide opening facilitating movement throughout the pub and the new bar area will still provide seating and service.

4. Please provide details of the **scale/appearance** of the proposed development

Little change is proposed to the external appearance. There are no proposed extensions.

5. Please provide details of the **landscaping** in the proposed development

Parts of the garden will be laid to lawn and hard landscaping will form a level access to the conservatory and on into the pub

6. Please provide details of how **Heritage Assets** issues have been addressed

Heritage Assets/Significance

The property is listed grade II and is situated in the Woolage Green conservation area. Its importance is as a prominent building in the conservation area. At the front, its exterior and roof is well-preserved. However, the conservatory is too large.

Impact

Externally, there is little alteration proposed. The front elevation and roof will be repaired as necessary. The conservatory will be reduced in length by 2.5 meters to bring it back into proportion, using existing timber frame to the front, and at the same time allowing disabled access and children's play in the garden.

