

THE CAT INN, MAIN STREET DESIGN AND ACCESS STATEMENT.



Demolition of toilets and smoking shelter and erection of
toilets, staff change and catering kitchen

Applicant; Maq Masi

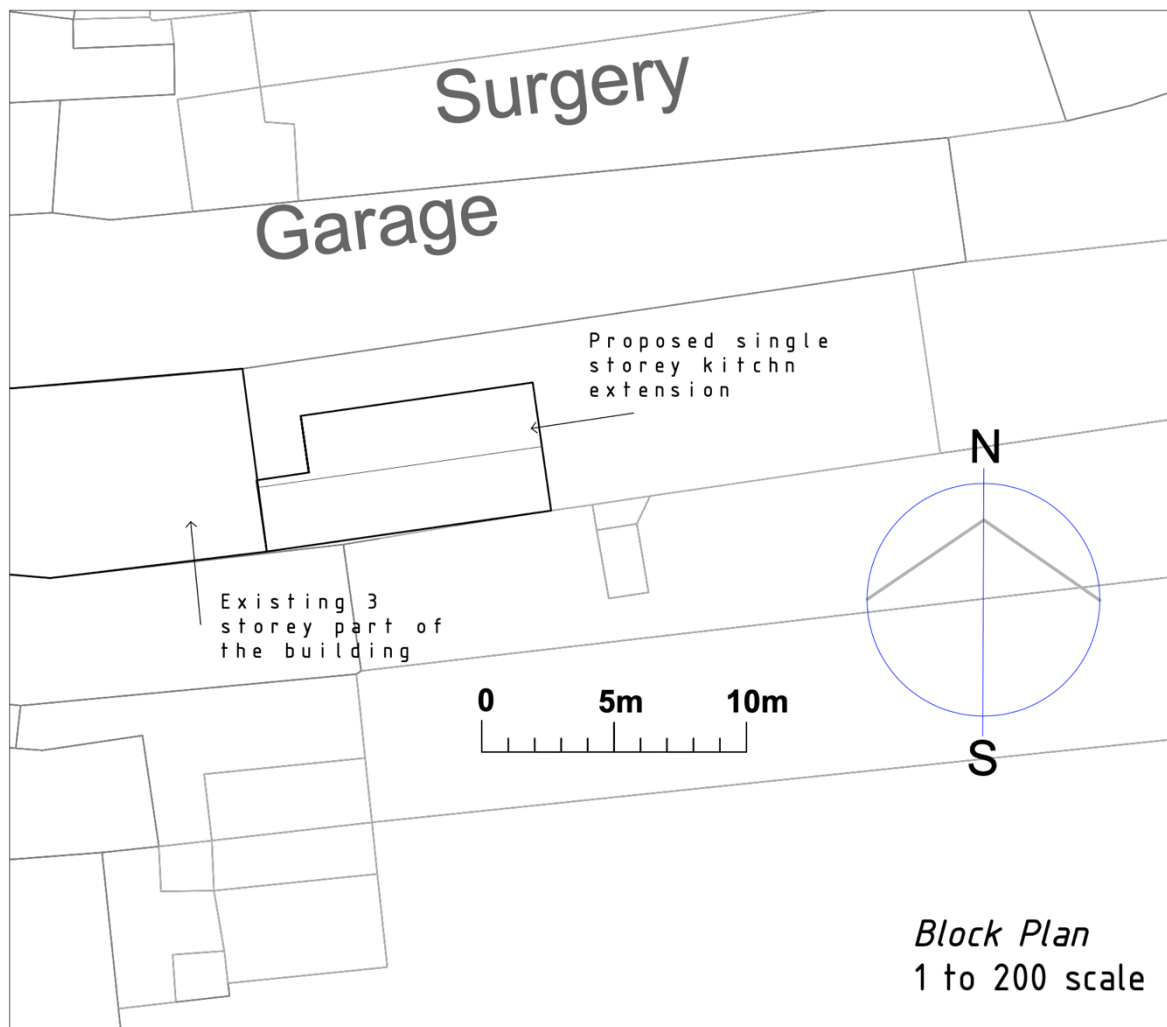
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APPLICATION DETAILS

An application is being sought for planning approval to demolish a single storey flat roof toilet extension and smoking shelter to the rear and replace it with a catering kitchen, staff change and new male toilets.

This single storey extension encompasses all the above uses in a single cohesive design, while maintaining fire escape routes, external access to the cellar and access to the outside tables within the curtilage of the pub at the rear.

Although the pub sits within a conservation area, the proposed extension is not in a sensitive location being located to the commercial rear. Its adjacent neighbours include the service areas for other businesses with a high garage / depot immediately to the north side with high brick walls extending much further out than this proposal and the kitchen of a take-away to the south.



DESIGN

The design and form of the extension has taken its lead from the need to incorporate all the functions described under one roof while maintaining external access so not to lengthen travel distances in the event of fire and external access to the cellar for deliveries.



Easterly Elevation

A pitched roof was opted for as being more attractive than a flat roof equivalent as it faces some outdoor seating and allows for pitched rooflights for light and natural ventilation.

MATERIALS

The proposed materials are as follows;

- Windows – Not applicable.
- Doors powder coated aluminium/ painted timber.
- Walls – Render
- Roof – Flat profile clay tiles



Slate is not proposed because the proposal is not in a sensitive location being surrounded by commercial utilitarian buildings. Slate rooves are not a common feature in the surrounding area on this side of the rear of Main Street. Cement fibre or asbestos rooftiles and powder coated aluminium cladding are common.

ACCESS

Access will remain unchanged by these proposals include a level (slightly ramped) access to the rear .

PARKING.

Parking is not within the remit of this application but in any event, the existing pub is within the town centre.

OPENING HOURS

The current opening hours of The Cat Inn are 11am to 11pm. During those hours, they are permitted to serve Alcohol between the following hours;

- Monday to Thursday 11am to 12pm
- Friday and Saturday 11am to 1am,
- Sunday 10am – 12 midnight.

It is proposed that the opening hours will be extended to 8am, but this is to allow the serving of breakfast only and is NOT for the sale of alcohol.

CONCLUSION

The proposal represents no changes to the sensitive Main Street frontage. The rear is nestled amongst the service areas for adjacent commercial properties. Furthermore, this proposal replaces a poorly constructed smoking shelter and single storey wc and therefore seeks to tidy up the rear, providing an enhanced design to the rear of the property.

CMW. WKDA
4th July 2020