

The Lion Wendlebury OX25 2PW

justification and impact statement

application for planning permission and listed building consent for improvements to the existing catering kitchen extraction system at

The Lion, Main Street

Wendlebury,

Oxfordshire OX25 2PW.

prepared by

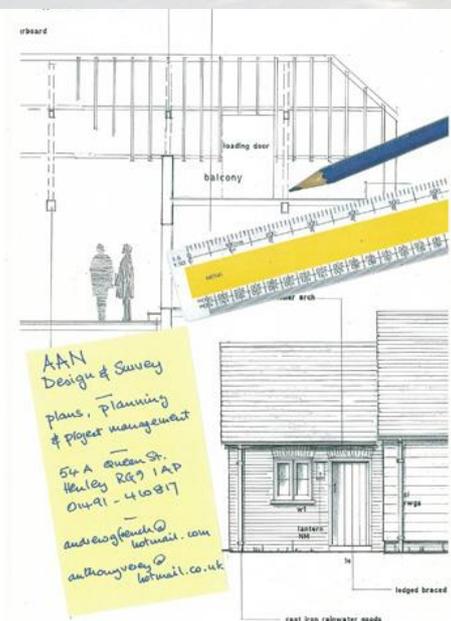
AAN design & survey

October 2020

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The Lion Wendlebury OX25 2PW

Location and contact details

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Proposals

Application for planning permission and listed building consent for improvements to the existing catering kitchen extraction system.

The key issues for consideration in this application noted by the case officer are the design and impact on the character of the listed building and surrounding area, and environmental protection, particularly noise levels for neighbouring residents.

JUSTIFICATION AND IMPACT

General justification

- The Lion Wendlebury is a *managed* business directly operated by the applicants WH Brakspear and Sons Ltd. The operator relies on making a profit to maintain the premises and keep the business going.
- Due to the trading constraints placed on them by the COVID-19 lockdown and restrictions, businesses such as the Lion Wendlebury remain in a precarious state and their future continuance **cannot and should not** be assumed.
- As required in the officers delegated report, full detailed explanation/justification is provided. This justification details the public benefit of the scheme which outweigh the "*less than substantial harm*" to the listed building which has been identified.
- The latest design is as a result of a site meeting at which all options were considered with planning / conservation officers and an extraction engineer. Consideration was given to moving the extraction system to the other roof slope, which would be further away from neighbouring properties and would have less

The Lion Wendlebury OX25 2PW

impact on the street-scene, but this would have a greater detrimental impact on the listed building so was not pursued.

Alternative scheme(s)

The applicant has considered an alternative scheme for rebuilding the roof to accommodate all the equipment required internally. This would be prohibitively expensive and in addition would cause the closedown of the kitchen for many weeks leading to serious loss of income, which in the current circumstances this would not be viable option.

- Furthermore the provision of a new roof would entail the removal of the existing system and halt the preparation of hot food for up to two months with a disastrous effect on foot-fall and income generated.

Solution justification

- It seems that in assessing the latest scheme submitted for consideration the officers referred to the "*less than substantial harm*", but as an improvement assumed that one roof vent *tower* would be retained; **this is not the case.**
- The applicants feel a better option is to remove both bulky and intrusive intake and extract vents from the roof. The external extraction part of the system is now located in the kitchen yard behind the stone wall and not visible except for the very top of the plant which is at eaves level. The intake grille is now located in the gable end.

Impact

- The existing external air handing units are prominently sited and of industrial design which is at odds with the traditional character and simple detailing of the host building. **Removal of both roof vents** and the natural slate covering of the pitched roof made good will have a considerable **positive impact** on the host building, neighbouring properties (*to the N.E.*) and the wider community.
- The **new intake grille** in the gable will have a quite **minor detrimental impact** on the historic parts of the host building but this will be offset by the grille (*dims 400 x 1450mm wide*) being set flush with the stonework and powder coated to match the colour of the adjacent stonework. Due to the location of the grille this will have **no impact** on immediate neighbours or the wider community.

The Lion Wendlebury OX25 2PW

- The **new extraction stack** is located in the kitchen yard and almost entirely masked by the courtyard wall, the top (*except in one corner*) of is at eaves level (see *picture*), with the outlet only being visible at the eaves. Thus there is **no impact** from the extract on the historic parts of the listed building. There is **minor detrimental impact** if one stands immediately in the corner where it is possible to look over the wall. Due to the angle of viewing there is **no impact** on immediate neighbours to the north-east and there will be **no impact** on the wider community.



The Lion Wendlebury OX25 2PW

SOUND LEVELS AND NOISE IMPACT

Generally - One key issue identified by the officer for consideration in this application is the environmental protection, particularly noise levels for neighbouring residents.

Acoustic assessment - The submission includes a noise report to assess the acoustic impact of the proposed units on the surrounding neighbours. The assessment was carried out on site on 24th August 2020 by RandTech Consulting of 90 Park Avenue North Northampton NN3 2JD Tel 01604 451213 Fax 01604 513539 Mob 07966 913809 e-mail mdrand1@aol.com web www.randtech-consulting.co.uk .

Impact of new system - The report shows that the sound levels at the boundary of the overall site are an improvement from the existing situation.

SUMMARY

We consider these proposals represent a considerable improvement on the existing situation and no longer impose harm to the listed building. In addition they will address the noise issues at the boundary.



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on behalf **AAN design and survey**
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