

Design & Access Statement

June 2014

The Red Lion Public House, Main Street, Wendlebury OX252PW

Proposed rear single storey extensions, internal alterations, detached accommodation building, parking facilities.

The Red Lion is a public house situated on the Main Street in Wendlebury. The building was granted Grade 11 status in April 1987.

The property was built early/mid 18th century. The walls are of coursed limestone rubble with some ashlar dressings. The roof Welsh-slate and Stonesfield -slate with brick stacks, three hipped roof dormers, two storeys plus attic. All opening have ashlar flat arches with projecting blocks, one doorway has been blocked, planked doorway to unused two storey attached building with wrought iron fire escape. Single storey slated end section probably 19th century.

The primary intention of the proposed work to the property is to provide the necessary additional space to create a financially viable business unit whilst maintaining and creating the least disturbance to the main fabric of the building. The renovation work would also ensure the continued maintained existence of the structure for the future.

All internal alterations will include the use of traditional methods and materials. The existing flat roof rendered building to be replaced by stone walled Welsh slate roof with timber glazed windows. The existing corrugated roof to the rear building to be replaced with Welsh-slate, existing timber work replaced like for like as necessary. Total renovation of the derelict two storey, side attached building to bring it back in to use. A single storey rear extension to provide additional space built in stone with Welsh slate cat slide roof to replicate the existing rear roof, timber doors.

The proposed detached two storey accommodation building was designed to enhance and support the existing property and to appear as a previously used building for stabling, accommodation and stores. The building would be partly built on the footprint of a once existing structure that is evident by the remaining walls, which would be re-used. The building would be a matching stone to the main building with a Welsh slate roof, timber glazed windows and timber doors and stairs. The courtyard would be cobbled with arches to provide access to the garden and public house and parking area. The building has been designed to ensure that the privacy of the neighbours is maintained with no windows to the adjoining elevation, and of a distance as to not create any disturbance.

With a view to sustainability, a grey water system would be explored as well as installing the most environmentally sound energy system that the local utility service can supply. All materials would be locally sourced where possible.

The vehicular access to the site is from Main Street and leads into the parking area. The public house can be accessed from the rear with changing floor levels. The property can also be accessed from Main Street by pedestrians through the front doors. It is proposed to increase the size of the car park, retaining the existing access, by providing porous paving as indicated. Ramps will be provided for persons with disabilities to the rear of the property creating one floor level, giving equal opportunity to use all of the facilities.

The existing grass seating and play area to be retained, existing grass garden area to rear of derelict section to be renovated and used for outdoor seating.

No trees or boundary hedges will be affected, walls retained.

Supporting Statement

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The existing property is currently used as a public house with limited dining facilities and some staff accommodation. The property has been for sale since July 2011 and has been left to deteriorate since that date. (letter from Everard Cole ...13/4/14...).

My clients, being experienced in the hotel and public house trade for many years, are looking to renovate and refurbish the property to ensure and sustain the building for the future. The current climate is very unpredictable for public houses, some 20 closing every week according to recent CAMRA figures, therefore to maintain this property considerable work and funds have to be allocated, especially in ensuring historic and aged materials are preserved. The property cannot survive in its present form and has to move forward with the current demands whilst maintaining the essence and character of the building.

The proposed Planning application looks to increase the existing potential within the building and to build a single storey rear extension to provide financially viable dining areas.

The existing kitchen is unsuitable to accommodate the necessary equipment and preparation areas and space to provide the level of standard of service necessary, as well as meeting Environmental Health requirements.

The existing toilet facilities are very minimum being on different levels with no provision for persons with disabilities. The relocation of the toilets would provide up to date facilities on one level, with the necessary space and equipment required for the disabled.

The new accommodation building would provide a relatively small amount of accommodation to ensure the financial viability of the business. The majority of public houses that have survived the decimation of the industry now provide accommodation, seen as a necessary part of the industry. The property when built, indicated by its rooms at first floor and second floor, probably provided client accommodation, again due to the current nature of the service industry it is vital that staff and managerial accommodation is provided on site.

The Red Lion is the only public house in Wendlebury and should play a vital part in the community, 'local pubs are part of the social and cultural fabric for the nation' Department for Communities and Local Government spokesman said, March 2014
The Independent.

The renovation and extension of the property will also provide considerable employment both locally and for those moving to the area, as well as generating income for the area.

The Red Lion would be returning to its original purpose of providing drink, food and accommodation. To this end it is proposed to renovate, extend and maintain the property to ensure its continued future as a public house for the local community and beyond.

12/41/14

List of works:

Internal alterations:

Ground floor - existing window to rear store made into a doorway for access to the toilets, lintel examined and replaced with similar material as necessary, lime plaster to make good. Two timber glazed windows installed to toilets, concrete lintels with outer timber lintel as existing. All internal walls and ceiling to toilets and store lime plaster finish, tiles to floor.

Two storey derelict building - access at ground floor, concrete lintels, lime plaster. Lime plaster to all walls internally. Floor timbers inspected and replaced like for like as necessary. New timber stairs installed existing wrought iron fire escape removed. Existing doorway reduced to window, timber glazed window timber cladding and stone below.

First floor - new bathroom, doorway blocked with stud work and new doorway formed concrete lintel make good.

Proposed single storey rear extensions:

Dining area built of stone with Welsh slate roof, timber glazed doors. Existing internal slate porch retained as feature, existing original doorway brought back into use. Walls and ceiling lime plaster finish, stone flag floor.

Kitchen extension existing rendered walls removed all new wall stone, flat roof removed replaced with Welsh slate roof. Windows and doors timber. Walls and ceiling plasterboard skimmed with tile finish. Tiles to floor.

Store area stone walls raised with stone, arches formed for access, existing slates Re-used, internally left as stone finish.

Proposed two storey building:

Accommodation building stone walls as existing, Welsh slate roof, timber lintels windows and doors as existing. Timber stairs. Cobbled courtyard. Cast guttering, downpipes and waste pipes.

13/41/14



FAO Mrs Beverley Bates
By email only

Wednesday, 18 June 2014

Dear Bev,

Re –Red Lion, Wendlebury, Bicester, Oxfordshire, OX25 2PW

I am writing further to your instructions to provide background to the sale of the above property in which we have acted as sole selling agents.

We were originally asked to inspect the property back in February 2011. Following this we were instructed to openly market the site in July 2011. Adverts have been placed in The Publican's Morning Advertiser, Pub & Bar Magazine, as well as inclusion on our website, and associated trade websites as well as direct marketing and mail outs.

Whilst we received several offers the main reason that these were not progressed was due to the condition of the property which had lacked any recent investment and had deteriorated throughout our marketing period.

The current layout of the property is not conducive to a food led destination business which we believe is where the business should be repositioned. We hope the property does benefit from much needed investment in the future.

I trust this is sufficient for your purposes and look forward to discussing this project with you in due course. If you need anything further please do let me know.

Yours sincerely

Tom Nichols Bsc (Hons) MRICS

For and on behalf of Everard Cole Ltd

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SUBJECT TO CONTRACT



