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The Lion Public House

Wendlebury rd.

Wendlebury

Bicester

OX25 2PW

Retrospective approval for the installation of 2no. extractor hoods

Design & Access Statement

January 2017

Revision - -

16124_The Lion Car Extractors

The Lion Public House – Alterations to Approved Permission

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1.0 Introduction

1.1 Background

The proposal is for retrospective planning and listed building consent, to regularise the addition of 2no. extractor hoods to the kitchen extension approved in application 15/00072/LB and 15/00172/F at The Lion pub in Wendlebury.

The extractor hoods were seen as being different from the approved applications, in the letter from Cherwell District Council dated 22nd July 2016, following the site visit undertaken by the council on the 16th June 2016.

The original proposal did not show any extractors on the plans or elevations.

The client believed they undertook the development with the knowledge of the Local Planning Authority, as a result of site visits and verbal communications, but now recognise that the changes should have been regularised through the formal application process. This application seeks to regularise the works.

This proposal seeks to regularise the addition of the extractor hoods which are necessary for the main function of the building as a restaurant/public house.

1.2 The Client

The Client is Mrs Sarah Robinson Smith who is the owner of The Lion.

1.3 The Architects

The architects for the Project are Oxford Architects LLP, originally established in 1962. We currently have offices in Oxford and Bristol. We provide a complete range of architectural services undertaking projects from brief formulation and the earliest stages of concept design, through the various stages of design development and visualisation to production information and construction.

Oxford Architects were not involved in the original application and have been employed to assist the client in resolving the planning issues.

2.0 Site Analysis

2.1 The Site

The Lion at Wendlebury, formerly The Red Lion, is an 18th Century public house set within the middle of the village of Wendlebury. It sits on the Eastern side of Wendlebury Road and has a large rear garden, and parking to the side and rear.

The main building is Grade II listed and constructed of coursed limestone rubble with ashlar dressings. The property is two storeys high with attic rooms and dormer windows. It does not sit within a conservation area but is in close proximity to two other listed buildings on the opposite side of Wendlebury Road; Willow Cottage & Elm Tree House.

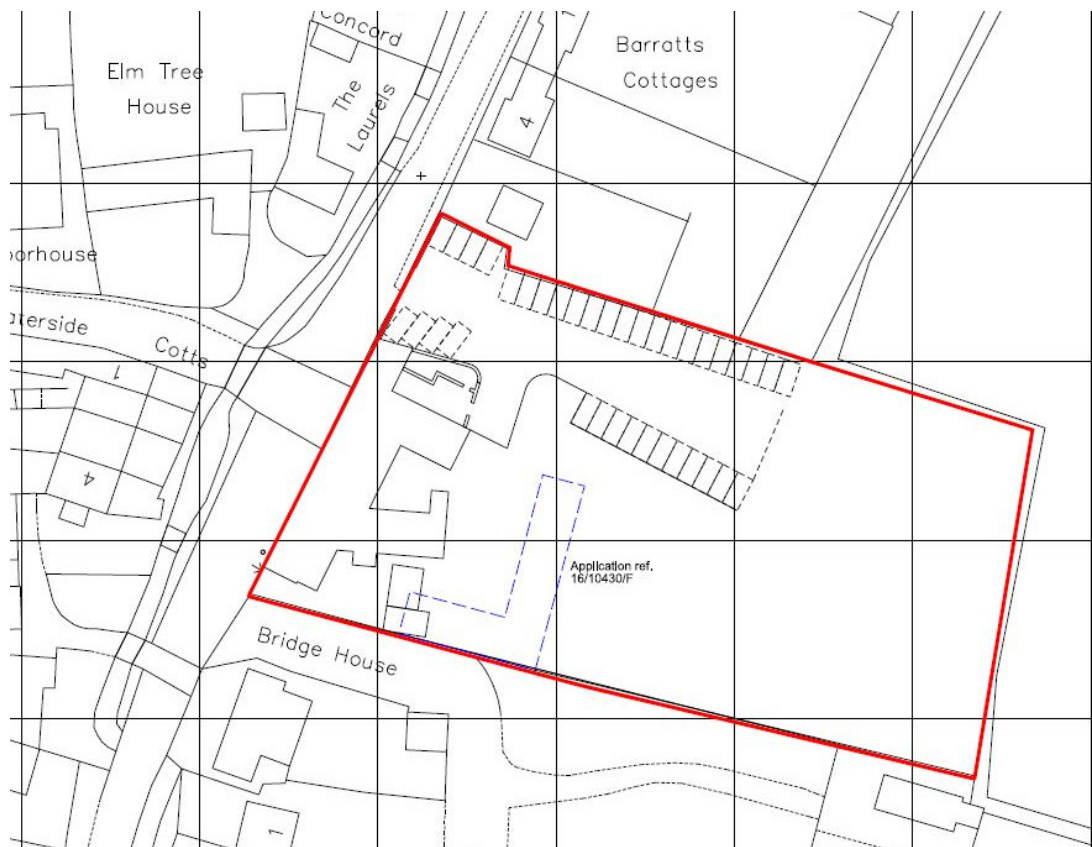
The pub is set within a site of approximately 5100sqm and currently has approval for an accommodation block to the rear of the property providing 13no. bed and breakfast rooms (Planning ref. 16/01430/F).

Several further extensions have been added to the building as part of approved applications 15/00072/LB & 15/00172/F, which include the new kitchen extension and dining area to the end of the old barn.

The site is within a Zone 2/3 Flood plain.

2.2 Context

The site context remains unchanged from the previous applications, other than there has been a new house constructed to the North of the site by the neighbouring land owner.



2.3 Listed Building Status

The Lion (previously known as The Red Lion) Public House is a Grade 2 listed building.

The listing states the following:

WENDELBURY MAIN STREET

SP51NE (East Side)

3/139 The Red Lion Public House

GV II

Public House. Early/mid C18. Coursed limestone rubble with some ashlar dressings; Welsh slate and Stonesfield slate roofs with brick stacks. 3-unit range with rear outshut and subsidiary ranges. 2 storeys plus attic. 5-window main range has, to left, a symmetrical 3-window arrangement with a central door, flanking 3-light casements, and 2-light windows at first floor; 2-window section to right has similar windows and a blocked door. All openings have ashlar flat arches with projecting blocks. Roof has stacks to right of centre and on each gable, plus 3 hipped roof dormers. Slightly lower stone-slatted bays at each end have some flat arched openings with, to right, an old plank door. Single storey slated 2-window range to extreme left is probably C19. Rear of main roof is stone slated and continues over a rear outshut.

Listing NGR: SP5614619660

243380



Historic photograph showing the Front Elevation in the early 1900s

http://www.pictureoxon.com/frontend.php?keywords=Ref_No_increment;EQUALS;POX0169930&pos=22&action=zoom&id=169930 accessed 26/08/16

4.0 Design Statement

The proposal is for 2no. Zeihl Abegg ZAC 560 cased axial fan units to the east elevation of the roof of the new kitchen extension. It is important to emphasise that the fans are on the new part of the building and not the historic fabric.

The outside of the fans have been painted black to blend as well as possible into the slate roof of the kitchens.

Extractor hoods are necessary to successfully ventilate the new kitchen extension and it is vital that the kitchen works as economically and seamlessly as possible for the business to be viable.

The comment by the council at the meeting on the 16th June 2016 was that they have an adverse impact upon the character and appearance of the listed building.

We were given the contact of Neil Whitton of Cherwell District Council, to attain guidance on whether there was an alternative form of extraction. The ventilation and airflow details, included in this application, were sent on to Neil Whitton & Michelle Jarvis of Cherwell District Council for comment.

The feedback received was that Neil has no comments to make on the extractor units, other than to suggest that they could have been designed better to allow the extractor to face upwards. However, no alternative product was proposed and therefore it is assumed that there may be no better alternative.



View of extractor hoods from the car park

8.0 Conclusion

This application seeks full planning and listed building consent retrospectively, for the amendment to applications 15/00072/LB & 15/00172/F, regarding the addition of 2no. extractor hoods to the kitchen extension roof.

In summary:

- The kitchen is the cornerstone to the business and as such ventilation is necessary for the business to stay viable.
- The ventilation information has been sent to Cherwell District Council for comment and no alternative solution has been presented.
- The hoods have been painted black to make them less conspicuous.
- There is some aesthetic harm caused to the listed building by these hoods, however the benefits to all far outweigh the harm. The listed building is not unique and will be far better maintained throughout whilst housing a thriving business, than it would otherwise.
- The extractors are on the roof of a new extension as oppose to the historic building.

We hope that Cherwell Council will agree and consequently we ask for your support with this application.