

9/14/15

## Supporting Statement

January 2015

**The Red Lion Public House, Main Street, Wendlebury OX252PW**

**Proposed detached accommodation building.**

The existing property's proposed use will be as a public house with dining facilities and staff accommodation. The property had been for sale from July 2011 and left to deteriorate until bought by my clients in June 2014. (letter from Everard Cole ...19/14/15....). Since being acquired by my clients Planning permission has been received to extend and change the internal layout to the main building.

My clients, being experienced in the hotel and public house trade for many years, are looking to provide accommodation to financially support the public house and 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 accommodation building, built partly on the site of existing outbuildings (photos...14/17/15...), 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 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.

8/14/15

## Design & Access Statement

January 2015

**The Red Lion Public House, Main Street, Wendlebury OX252PW**

**Re-submission of proposed accommodation block. (14/01080/T + 14/01040/LB)**

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 18<sup>th</sup> 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 openings have ashlar flat arches with projecting blocks, one doorway has been blocked, plank door to unused two storey attached building with wrought iron fire escape.

Single storey slated end section probably 19<sup>th</sup> 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 work would also ensure the continued maintained existence of the structure for the future.

All works will include the use of traditional methods and materials. The proposed building would be constructed in stone to match the existing main building and Welsh slate to the roof, all windows and doors would be of timber construction.

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. Ramps will be provided for persons with disabilities to 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 used for outdoor seating.

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