

# Planning Statement, & Design and Access Statement

**The Black Horse, 191 Frome Road, Trowbridge, BA14 0DU.**

**Proposed Single-Storey Accessible WC Extension, Detached Timber Pergola and Picket Fencing**

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## 1. Introduction

This combined Planning Statement and Design and Access Statement has been prepared in support of a full planning application submitted on behalf of the applicant in respect of improvement works at The Black Horse Public House, 191 Frome Road, Trowbridge, BA14 0DU.

The proposals comprise:

- Construction of a modest single-storey extension to provide a new accessible WC and entrance lobby;
- Erection of a detached open-sided timber pergola structure within the existing pub garden area; and
- Installation of low-level timber picket fencing and associated external works.

The proposals are intended to improve accessibility, customer facilities and the overall quality and usability of the external garden areas associated with the existing public house.

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## 2. Site and Surroundings

The application site relates to the existing public house known as The Black Horse located on Frome Road within Trowbridge.

The site comprises the established public house building together with associated external seating and garden areas. The surrounding area is mixed in character, comprising predominantly residential properties together with commercial and community uses along the main road corridor.

The proposals relate solely to ancillary improvements associated with the continued operation of the existing public house use.

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## **3. Proposed Development**

### **Accessible WC Extension**

The proposed single-storey extension has been designed to provide a compliant accessible WC facility together with an entrance lobby arrangement.

The extension is intentionally modest and subservient in scale to the existing building and has been carefully designed to sit comfortably alongside the host property.

The external appearance and material palette will complement the existing public house and utilise appropriate detailing and materials to ensure the proposal integrates sympathetically with the existing building.

The proposal will improve accessibility for customers and staff and support the continued operation of the premises as an inclusive community facility.

### **Timber Pergola Structure**

A detached open-sided timber pergola structure is proposed within the existing pub garden area.

The structure has been designed as a lightweight and visually permeable feature intended to enhance the external seating environment and improve year-round usability of the garden space.

The pergola remains open-sided in nature and is domestic and subservient in scale. The use of natural timber materials is considered appropriate within the garden setting and compatible with the character of the public house.

### **Picket Fencing and External Works**

The proposed low-level timber picket fencing is intended to provide modest enclosure and definition to parts of the external garden area.

The fencing is traditional and lightweight in appearance and has been selected to ensure it does not appear overly dominant within the streetscape or garden setting.

The associated external works will improve the functionality, organisation and visual appearance of the pub garden whilst maintaining an open and welcoming character.

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## 4. Planning Policy Context

The proposals have been prepared having regard to the National Planning Policy Framework (NPPF), the adopted Wiltshire Core Strategy, and relevant design guidance.

### National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) promotes sustainable development and supports proposals which enhance existing community facilities and improve accessibility and inclusive design.

In particular:

- Section 8 seeks to promote healthy and safe communities, including the retention and enhancement of valued community facilities;
- Section 12 places significant emphasis on achieving well-designed places;
- The NPPF encourages development which is visually appropriate, accessible and sympathetic to local character.

The proposals represent modest improvements to an established public house and are considered consistent with the objectives of the NPPF.

### Wiltshire Core Strategy

Relevant policies within the adopted Wiltshire Core Strategy include:

- **Core Policy 1 – Settlement Strategy;**
- **Core Policy 57 – Ensuring High Quality Design and Place Shaping;** and
- **Core Policy 58 – Ensuring the Conservation of the Historic Environment,** where applicable.

Core Policy 57 in particular seeks to ensure that development responds positively to local character, is well designed, and creates safe, inclusive and accessible environments.

The proposals are modest, proportionate and sympathetic in nature and are considered to positively contribute towards the quality and functionality of the site whilst maintaining an appropriate relationship with the surrounding area.

### Wiltshire Design Guidance

The proposals have also had regard to the general principles contained within the Wiltshire Design Guide, including:

- Creation of functional and inclusive spaces;
- Use of appropriate materials and detailing; and
- Development which positively contributes towards local character and public realm quality.

The proposed extension and external structures are considered proportionate, functional and visually appropriate additions to the site.

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## 5. Design

The overarching design approach has been to provide modest and sympathetic improvements to the existing premises whilst maintaining the character and appearance of the site.

The proposals seek to:

- Improve accessibility and inclusivity;
- Enhance customer facilities;
- Improve the functionality and usability of the external garden areas; and
- Introduce visually appropriate additions which remain subservient to the existing building.

The scale, form and appearance of the proposed works have been carefully considered to ensure the development integrates appropriately within the site and surrounding context.

The extension has been designed to appear ancillary and subordinate to the existing building and the pergola and fencing elements are lightweight and domestic in appearance.

Overall, the proposals are considered appropriate to the character of the site and surrounding area.

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## 6. Access

The proposals have been specifically developed to improve accessibility and inclusivity within the existing public house.

The introduction of a dedicated accessible WC facility will significantly improve provision for customers and staff with mobility impairments and ensure the premises better accords with modern accessibility expectations.

Access to the proposed extension and external garden areas will remain level and integrated with the existing circulation routes where possible.

The pergola and external garden improvements will not adversely affect pedestrian movement around the site and will maintain clear and usable circulation routes throughout the external seating areas.

The proposed fencing and associated works are low-level in nature and will not restrict visibility or safe movement around the premises.

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## **7. Conclusion**

The proposed development represents a modest and sympathetic enhancement to the existing public house premises at The Black Horse, Trowbridge.

The scheme will improve accessibility, enhance customer facilities and provide upgraded external garden areas whilst respecting the character and appearance of the site and surrounding area.

The proposals are considered appropriate in scale, design and appearance and are fully consistent with the aims and objectives of national and local planning policy.

Accordingly, it is respectfully requested that planning permission be granted.