

Maypole Inn, Maypole Lane, Yapton, West Sussex, BN18 0DP

Design and Access Statement

1.00 The Site and Surroundings:

The Maypole Inn is located on the west side of Maypole Lane; a narrow country lane linking the B2132 and Lake Lane. Caravans and Longacre Park are located immediately to the north and residential properties to the south, with agricultural land to the east and west.

The site is slightly elevated above the level of Maypole Lane with separate vehicular entry and exit positions to the north and south of the main building. The main pedestrian access to the public bars is via a covered external seating area immediately adjacent to the vehicular entry access to the south.

The central core of the property is of two storeys comprising two joined elements orientated east west with duo pitched gabled roofs and central box gutter, each constructed at different periods. These buildings have been extended on all sides with flat roofed extensions, together with a 1980's pitched roof skittle alley to the north.

The buildings form a 'U' shape, the center of which is currently occupied by a service area containing a timber framed and clad, flat roofed barrel store and prefabricated concrete store.

The parking area is sited to the west of the pub which can accommodate 17 vehicles, and is located adjacent to an external seating area in the south east corner of the site.

The entire site is surfaced with tarmac / hard paving or covered with the building footprint with the exception of a small raised gravel area adjacent to the vehicular exit.

The external wall of the pub forms the boundary on the east side; a hedge to the south and timber fencing the west and north.

2.00 The Proposal

New Structures and Adaptations

The existing kitchen area is tired and requires comprehensive renovation to maintain hygiene standards; the shape also hinders an efficient layout for equipment. It is located remotely from the dining area which doubles as a skittle alley on some evenings. Hot food has to be transported from the kitchen, through the entire pub to reach its destination.

It is proposed to build a new purpose built kitchen of sufficient size to accommodate the equipment required to prepare and cook the cuisine relevant to the pub's clientele. The kitchen will be located in the courtyard area, adjacent to the skittle alley / dining room with a new internal link allowing direct access.

The new kitchen will replace the existing out of date and visually unpleasant concrete stores thus improving the appearance of the complex from the car park area to the west and beyond. The new building will be constructed of brickwork with pitched plain tiled roofs of a style and in materials to match the adjacent skittle alley / dining room.

The new kitchen roof will link to the skittle alley / dining room roof with a box gutter in a similar style to the main two storey roofs but at a lower level to appear subservient to both.

Windows and doors will be of a similar style to link the new with old.

The existing kitchen will be adapted to create a new 'snug' bar with a new external door providing level access from the car park area.

The existing kitchen flat roof is in need of repair and will visually detract from the appearance of the new west elevation: it is therefore proposed to replace this flat roof with a new pitched roof; hipped to keep the scale in proportion and subservient to the original two storey wing behind.

The new kitchen will necessitate the relocation of the existing barrel store, which is in poor repair. It is therefore proposed that this should be relocated against the north wall of the existing kitchen. The barrel store is an open structure therefore it will be constructed in timber frame with a flat roof linking with the eaves height of the new 'snug' pitched roof.

External Seating Area

The existing external seating area in the south west corner of the site is remote from the bar areas. To use this area, customers, having bought their drinks, need to exit the pub directly onto the main vehicular entrance to the site, walk up the driveway and across the car park to the seating area. The same sequence is required for adults and children to use toilet facilities.

It is proposed therefore to relocate the external seating area adjacent to the pub, therefore providing direct access into the public bars, skittle alley / dining area and toilet facilities. Direct access can also be provided from the kitchen, to serve food to diners eating alfresco.

The seating area will be separated from the carpark and access road by a 1200mm high close boarded fence; with a further 1800mm high fence dividing the seating area from the inner service courtyard and apartment access.

The existing tarmac surface will be removed and replaced with permeable paving.

3.00 Access

As previously mentioned, vehicular access to the car park is via separate 'in and out' access points onto Maypole Lane. These will be retained as both the entry and exit routes are not of sufficient width to allow two cars to pass.

An area of the existing raised paved seating area adjacent to the car park entrance will be removed to facilitate repositioning of two parking bays therefore retaining the existing provision of 17 parking spaces.

Pedestrian access into the pub is currently directly off the vehicle entry access which is a potential hazard.

The relocation of the external seating area provides greater safety for customers and staff as it is positioned adjacent the public bars, dining areas and toilet facilities; all of which will be accessed via level thresholds of the new external doors.

A safer level access is also provided from the car park via the external seating area to public areas within the pub.

4.00 Conclusion

The proposals described above are part of a program of improvements and renovations being carried out by the new owners of the Maypole Inn, necessary to maintain health, safety and hygiene standards and a viable business enterprise.

The relocation of the kitchen and external seating area is more sympathetic to the amenities of adjacent residents.

The improvements are modest and in scale in comparison with the existing building fabric and provide an improved and safer environment for staff and customers.

It is concluded that the principle of the proposed development is supported both by national and relevant local planning policy.

In terms of the overall planning balance, the proposed development would not cause any demonstrable harm to any interest of acknowledged importance and it is respectfully requested that planning permission is granted.