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Proposed Pergola and External Works at

The Britannia, West Sussex - 4066

Design and Access Statement
Planning Application for New Pergola



The Britannia, 98 Grinstead Lane, Lancing, West Sussex, BN15 9DP

1. Overview

1.1. This statement has been prepared to support the Planning applications for minor external works at the existing Harvester restaurant, this involves the extension of external paved area within the garden and the erection of a Pergola with associated lighting. These works are to be carried out at the same time as internal and external refurbishments works, all of which do not require permission. This includes general repairs and rearrangement of external furniture.

1.2. The application is on behalf of Mitchells and Butlers PLC who operate this restaurant under their Harvester brand. Design Coalition have carried out various refurbishment works to these premises over the years, and therefore have a working knowledge of this site generally.

1.3. This document should be read in conjunction with the following drawings:

4066-001 Existing Site Plan
4066-003 Site Location Plan
4066-201 Proposed Site Plan
4066-701 Pergola Details

2. Design Statement

2.1. The proposed works are an incremental improvement to the existing external dining facilities, providing additional covered seating for about 24 people (94 total). The Pergola is a traditional timber framed decorative structure creating a point of interest within the open garden area, and will be fitted with low intensity lighting. The additional paving is limited to the area under the Pergola and the material specified is the same as already used for the existing adjacent patio.

3. Access Statement

3.1. Assess into and around the site, and within the building will not be affected in any way by any of the proposals.

4. Flood Risk

4.1. The site falls within flood zone 3 according to the environment agency flood map data, however as the works only cover 25sqm the alterations will have no affect on flood water levels.