

THE RED LION

needs some love...

The proposed development seeks to secure the long-term future of The Red Lion Public House. It is proposed to achieve this through a large investment into the public house facilities both through extensions and alterations to provide additional seating to expand the restaurant facilities and attract more customers. In addition, the proposal seeks an enabling development.

The enabling development would utilise surplus pub garden land for a modest scheme of 4 dwellings. The enabling housing development will provide the necessary funding for the extensive works to the public house, that are required if the pub is to remain viable as a long-term business serving the local community and passing trade.

The proposal is dependent on support from the local community to back the plans for the works to the public house and the accompanying enabling development, which will secure a viable public house for the local community.



THE SITE & SURROUNDING AREA

The Red Lion Public House is located within the centre of the village of Oakhanger, on the corner of the main road through the village and its junction with the Hartley Mauditt Road.

The Red Lion is an historic and characterful detached two storey building with painted brick elevations under a pitched tiled roof. There are single storey extensions on both sides of the main building and a brick built single storey detached store at the front of the property which was probably once used as stables. However, the building is not Listed and does not form part of a Conservation Area.

The existing pub building has a total GIA of 271.2sqm (including cellar). The pub use occupies the ground floor of the building with a GIA of 195sqm. The first floor comprises a three-bed residential unit (with use of shared kitchen on the ground floor) and has a GIA of 76.2sqm.

The detached outbuilding on the site frontage has a GIA of 44sqm. The single-storey extensions at the rear of the pub premises would have a floor area of 65sqm.

The site has a total area of some 0.3ha, with the pub retaining just over half the site. The existing pub premises has two areas of parking, providing a total of some 23 spaces. The area given over to parking to serve the pub premises would be altered and extended further into the rear of the site, but with the same number of spaces indicated.

The parking is currently arranged with 9 cars at the front of the property and a hard-surfaced car park for about 14 cars at the rear. There is a beer garden to the rear and side of the pub which covers a large part of the site. The local topography is such there are changes in levels across the site, with general falls to the south-west and north-west with a steeper bank close to the boundary. There are some trees, hedgerows and other vegetation along the site boundaries.

Within this part of the village the majority of residential development comprises ribbon development along both sides of Oakhanger Road to the north-east and south-east of the site. Residential development varies in terms of its type, style and appearance.

PLANNING HISTORY

The proposal relates to a well-established public house where it has been suggested that the pub dates back to 1550, and which formed part of the Oakhanger Estate until 1883. According to information at the Village Hall, it was previously called The Rising Sun Inn, and a room at the pub was used as a post office in the early 20th Century.

The Council's records indicate very little planning history on the site. The only record relates to an application (reference 56230/001) for the retention of an open wooden structure to the rear of the building, granted planning permission in June 2016. There has been little investment or upgrading of the premises for at least 10 years.

PRE - APPLICATION ADVICE

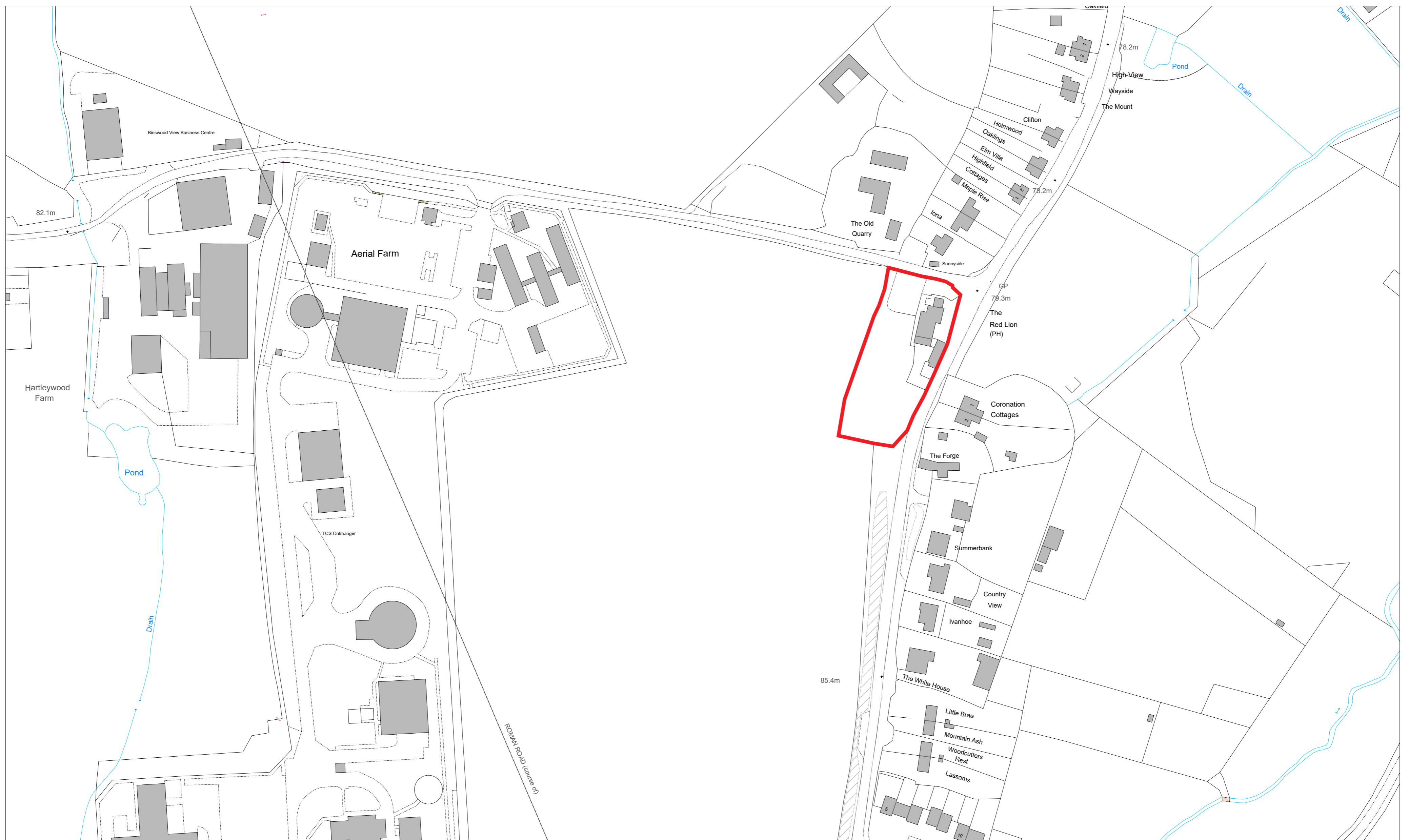
An initial pre-application enquiry was submitted to the Council in the Summer 2018, with a formal response being made by the Council on 5 July 2018 (reference 56230/999). It was based on an initial sketch layout plan for the erection of 4 dwellings on the site, which would provide the necessary enabling development that would generate enough funds to invest in the pub to ensure the pub can continue as a viable business.

The pre-application response set out the basic planning policy position and by reference to Policy CP10 of the JCS 2014, the grounds on which an 'exception' to countryside policy of restraint could be made such as in the support of a local community asset.

The response also highlighted a number of other planning issues/requirements that would have to be met were a formal planning application submitted. Officers stated the site appears to be generally unconstrained but suggested that particular reference should be made to vehicular access and parking, drainage and ecology issues, including the potential impact upon the interests of the Wealden Heaths SPA. Officers made the following useful points:

- Reference is made to the strong local connection and value of the pub to the local community, but any application will need to evidence this to demonstrate that there is a community aspiration to see the housing to enable the retention of the pub
- Acknowledged that there is likely to be a need for investment in the fabric of the building following years of a lack of any significant investment
- A scheme of 3-4 houses would be appropriate and would be consistent with the scale and role of the settlement and it is clearly the case the development cannot be accommodated within the built-up area in this instance
- In terms of its layout and design, the site could accommodate a development that would be appropriate for the context of the site and character of the area

'...an outline application for three/four houses would be looked on favourably if it can be demonstrated that there is a community aspiration that is evidenced and that there is a sound business case that secures the public house for the long term (Officer pre-application response 5 July 2018).



Location plan not to scale

Would you come for Sunday Roast?

The pub premises would be extended on the rear elevation, with both single-storey extensions and an outdoor seating area. An existing rear terrace would be retained.

There would be some changes to the internal ground layout of the pub premises, partly as a result of the proposed extensions. The changes include an altered main front entrance; separate external access being provided to the residential unit; the relocation of the male toilets towards the rear of the pub which would form part of the proposed extensions, and with this space being given over to an enlarged bar area; The proposed extensions would enlarge the restaurant area and general circulation space.

There would be changes to the internal layout of the first-floor residential accommodation. For example, a small 1b/2p studio apartment would be created towards the south-western end of the building (still with internal access through the pub), and a separate 2b/4p flat being created over the rest of the first floor. A kitchen/dining area would be formed within an existing living area.

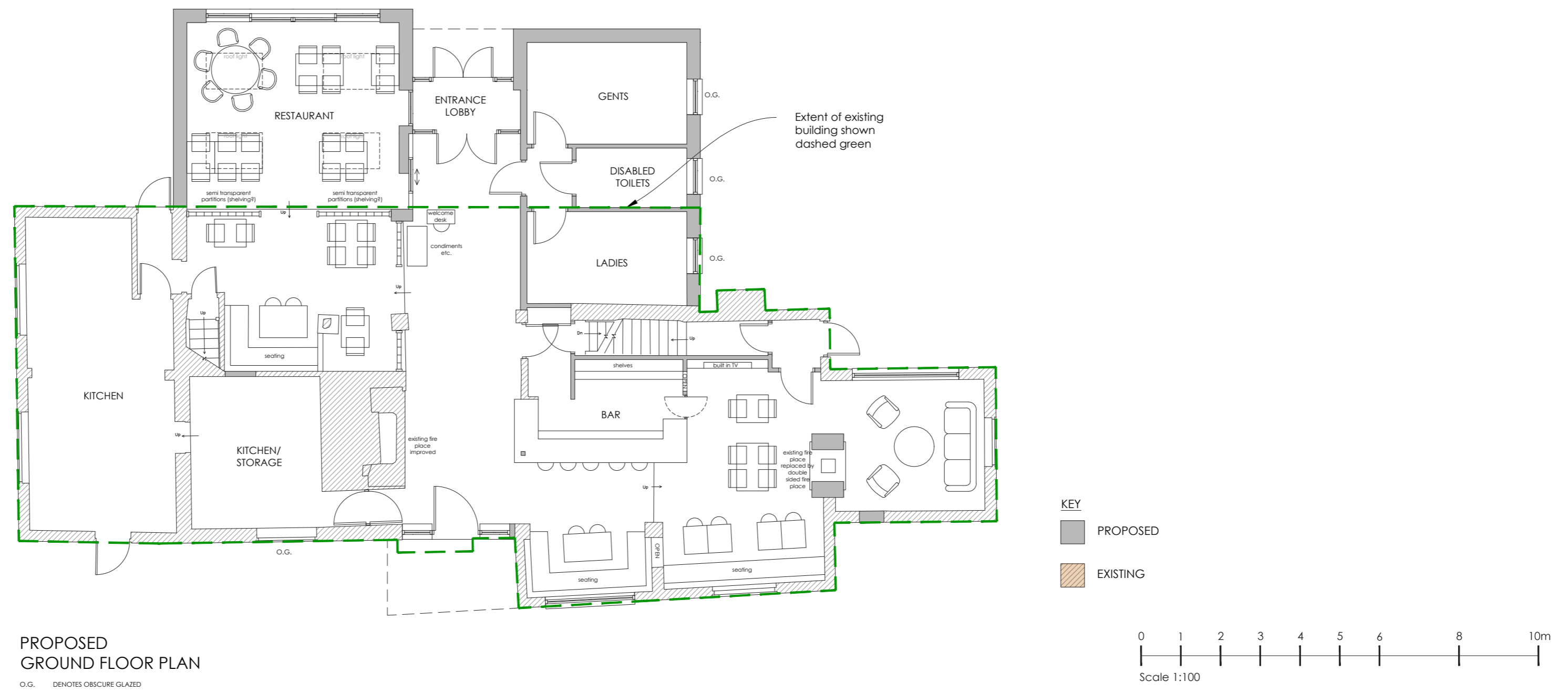
The proposed extensions to the pub premises would be single-storey in form, with gable ended roof features, and would be subordinate in size and scale to that of the existing building. The extensions would have a maximum depth of 5m, a width of 13m and a varied height with three ridges between 4.5m and 5.5m in height.

The proposed pub extension would be in facing brickwork together with timber cladding set under a plain tiled roof. The extension features three glazed gable elevations, with the central entrance gable slightly recessed.

A single additional dormer is proposed on the front elevation to serve the smaller studio flat, together with an adjustment to rooflights. The proposed dormer would match the two existing dormers. There would be little change to the appearance of the front elevation of the pub premises, retaining its much of its original modest scale, character and proportions.

There would be little physical change to the detached barn with a coal store being removed and the filling in of the large doors on the end elevation and some alterations to other openings.

The proposed layout of the site is shown on the Proposed Site Layout Plan. The change to the footprint of the existing buildings are also shown. The pub use would essentially retain the northern part of the site with the proposed residential use occupying the southern part of the site.



PROPOSED FRONT ELEVATION (EAST)
O.G. DENOTES OBSCURE GLAZED



PROPOSED SIDE ELEVATION/SITE SECTION (NORTH)



PROPOSED REAR ELEVATION/SITE SECTION (WEST)



PROPOSED SIDE ELEVATION/SITE SECTION (SOUTH)



Proposed view at the pub frontage from Oakhanger Road



Proposed view at the rear of the pub

How we would fund it

The revitalisation of The Red Lion is dependent on an enabling development. The proposed development would utilise surplus pub garden land for a scheme of 4 dwellings. The proposed dwellings will provide the necessary funding for the extensive works to the public house. They are required if the pub is to remain viable as a long-term business serving the local community and passing trade.

The proposal will also rely upon the support of the local community to back the plans for the works to the public house and the accompanying enabling development, which will secure a viable public house for the local community.

PROPOSED DWELLINGS

The proposed dwellings would be two-storey in height with pitched roofs of varying form including gable and barn-hip design. The height and form of the proposed dwellings would be clearly domestic in scale and would reflect those of the immediate surroundings.

The proposed dwellings would have overall frontage widths of 11.4m and 12.4m (excluding garages), and a depth of 10m although unit 4 has a slightly greater width and depth than units 1-3. They would have a height to eaves of 5.5m and a height to ridge level of 9.3m, although unit 4 would have a slightly greater height of 9.85m. Each property would be allocated two parking spaces with the larger unit on plot 4 being allocated three spaces, all including a single attached garage.



Indicative site information plan



APPEARANCE

The design and architectural style of the proposed is derived from the character of the existing properties found in the locality of Oakhanger in terms of it architectural details and use of traditional materials.

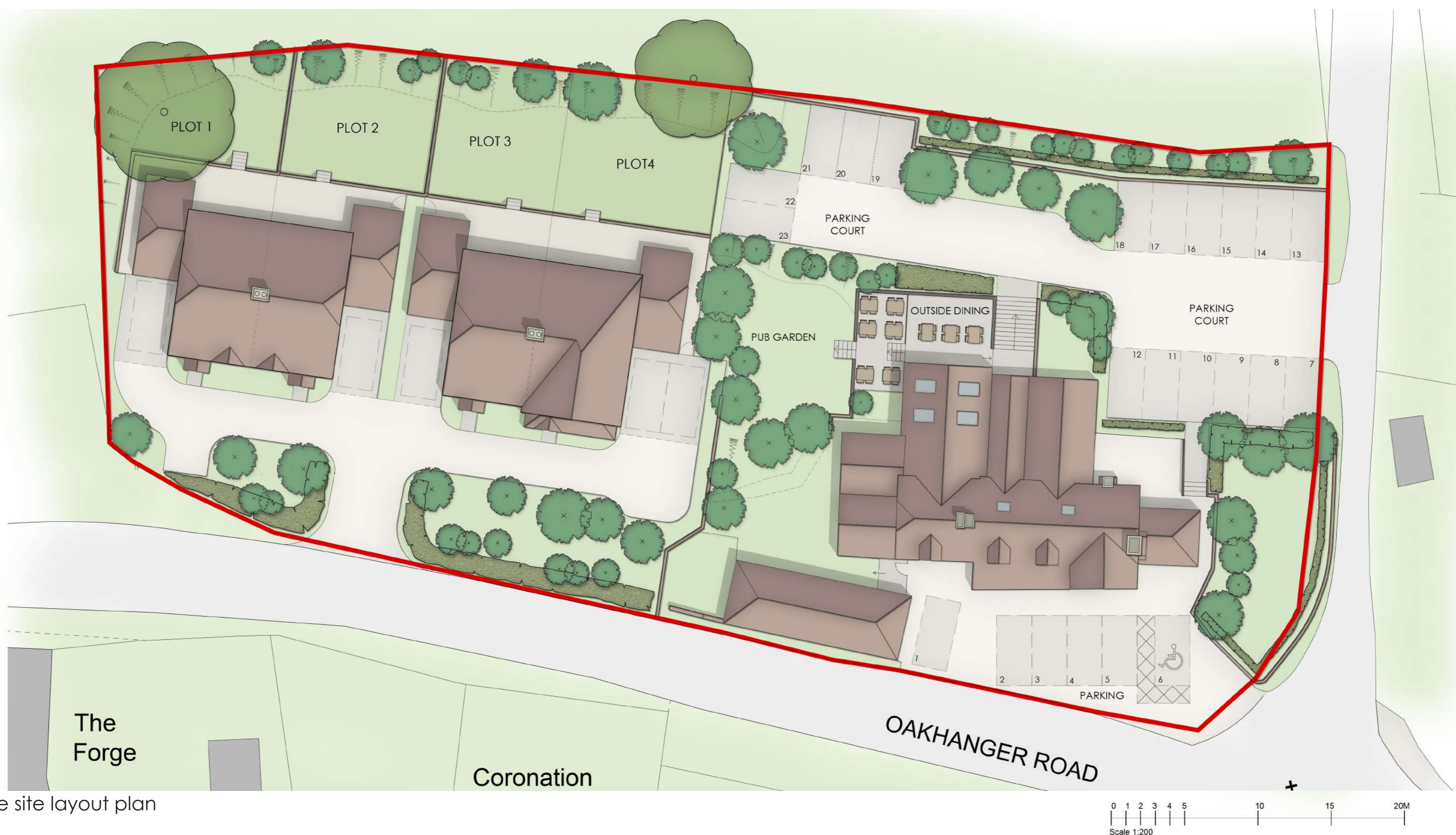
The proposed residential units would comprise two pairs of semidetached dwellings, set in line facing the main road. They would be setback some 10m and 12m from the road frontage, further back than the existing pub premises, with separation to the pub premises of some 15m and some 4m to the south-west boundary at their nearest point. The proposed dwellings would each have a rear garden depth of between 11m and 12m.

The proposed dwellings would be of traditional appearance with the overall quality and mix of external materials being reflective of the village and local area. The external materials would be in facing brickwork with patterned tile hanging to the upper floors and second floor projecting gable feature to the front of unit 4, with plain tiled roof tiles. The dwellings feature modest sized dormers set at eaves level, which pick up on a particular feature of the pub premises, and simple open porch entrances. The larger unit 4 provides an interesting contrast to the street scene by virtue of its size, slight forward projection and elevation treatment.

The proposed dwellings would provide a high standard of accommodation with their main outlook being to the front and rear.



Proposed view of the residential dwellings from Oakhanger Road



Indicative site layout plan