



UNICORN INN,
CRONTON ROAD, WIDNES

DESIGN AND ACCESS STATEMENT

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1.0 INTRODUCTION

The Unicorn Inn is a traditional pub located on Cronton Road in Widnes. It's known for its welcoming, old-fashioned atmosphere and a classic British pub feel.

Locals frequent the Unicorn Inn for its selection of beers, ales, and spirits, as well as its hearty pub food. The venue often hosts live music events and entertainment, making it a popular spot for social gatherings. Its friendly staff and community vibe contribute to its charm as a quintessential British pub.

This application seeks approval for the erection of a single storey side extension with internal alterations to form new male, female and assisted toilet & baby change, improved kitchen facility with dry & cold store and connecting bin store. new glazed corridor link to garden with associated works to include erection of 2m high perimeter garden fence with 1 m high picket fence along car park and installation of new external steel fire escape serving first floor manager's accommodation and escape.



2.0 SITE CONTEXT

2.1 LOCATION

The Unicorn Inn is situated on Cronton Road in the town of Widnes, Cheshire, close to the border with Merseyside.

The Unicorn Inn is positioned in a semi-rural location on Cronton Road, a key thoroughfare that connects the residential areas of Widnes with nearby villages like Cronton and Rainhill. The pub is easily accessible by road, with nearby junctions allowing for good vehicular access.

The site benefits from good connectivity, with bus services running along Cronton Road providing links to Widnes town centre and surrounding areas. There is parking available at the pub, making it convenient for visitors who travel by car.

The immediate surroundings are predominantly residential, with a mixture of older terraced and semi-detached houses along Cronton Road, Chapel Lane, and the adjoining streets. This makes the Unicorn Inn a local hub for the community, offering a convenient gathering spot for residents in the area.



----- Site Boundary

2.0 SITE CONTEXT

2.2 SITE PHOTOGRAPHS



Existing Vehicular Site Access



Existing Carpark View



Existing Pedestrian access



Main entrance and outdoor seating area



Beer Garden View



View from Beer Garden towards rear elevation.

2.0 SITE CONTEXT

2.3 EXISTING SITE PLAN



Existing Site Plan

3.0 DESIGN PROPOSALS

3.1 DESIGN STATEMENT

Design Statement :

The Unicorn Inn has for many years been a successfully run license premise providing high standards of service and food preparation for its patrons. Features within the premise are traditional low ceilings, alcove seating, extended bar with fires that provide a welcoming countrified ambience. The Unicorn is enjoyed by all age groups including families particularly over the summer period and Sunday lunch.

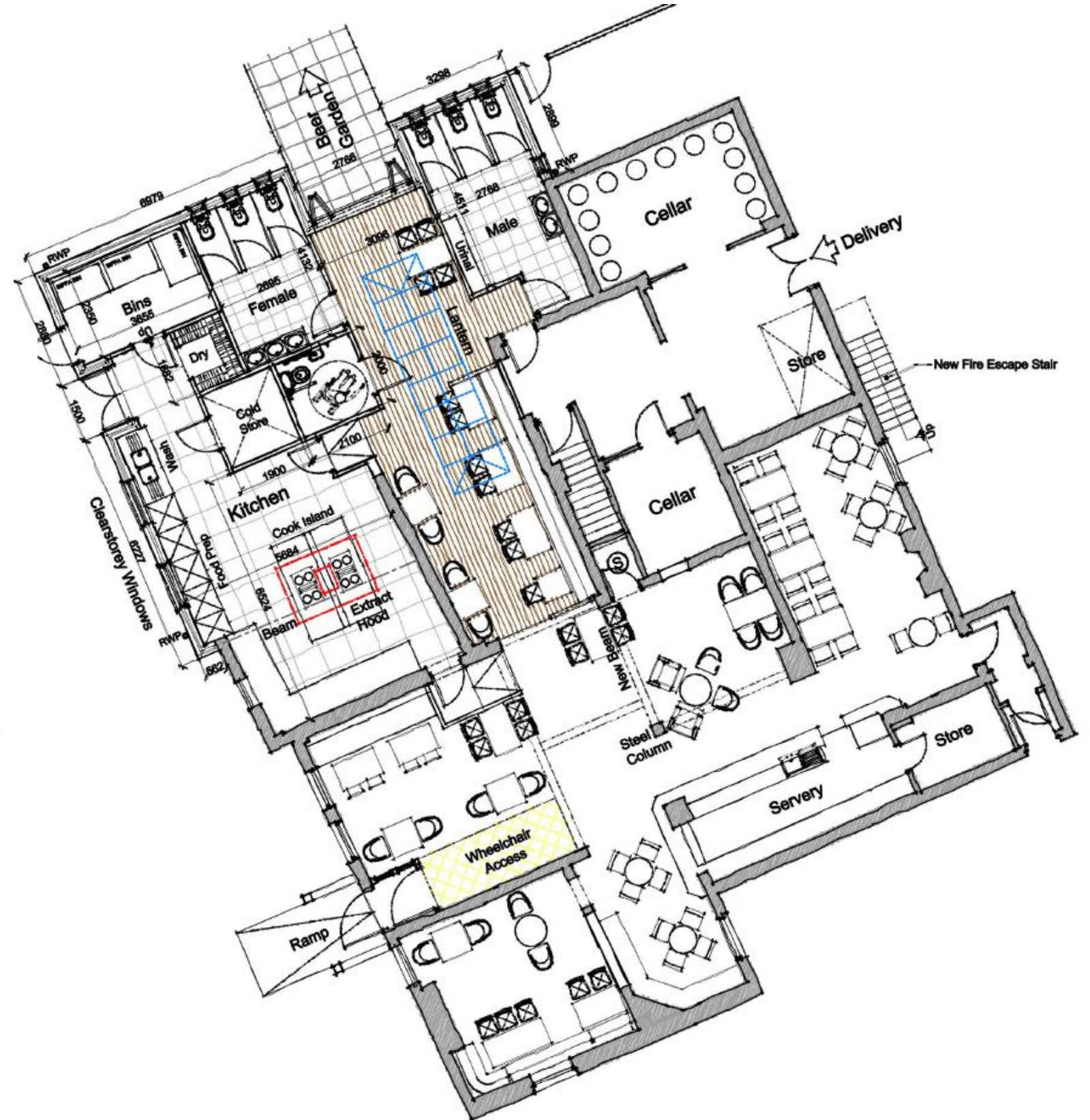
The property has minimal size toilets and operates without an assisted toilet including baby change facility - similarly its kitchen is cramped with poor wash facilities and is disengaged from its food store with hazardous server access & egress. In general, the kitchen is inefficient and provides a poor work environment for the chefs and servers alike. Whilst the rear beer garden is a successful summer venue for the Unicorn, this area is dislocated from the front house bar / restaurant and requires patrons to access externally around the building via the primary entrance door, understandably this can be chaotic particularly with drinks and food delivery.

The design cues adopted are to demolish the current male and female toilets and open this central space to form a glazed link connecting the main bar directly through the beer garden. This will alleviate circulatory pressure around the front entrance and in tandem extend the public space providing sensible internal access for patrons and servers alike to safely use the outside facility. The planned extensions will create a larger kitchen & food prep area, including improved cold and dry food storage and connecting bin store. The scheme will create much needed improved toilet facilities including a new DDA facility with baby change – the glazed central avenue will enable a separated 'in and out' system for food delivery and plate collection.

The first-floor manager's accommodation will remain unchanged however due to the planned alterations will require an improved fire escape strategy – this will include for a new external steel fire escape positioned to the right-hand side gable when viewing from Cronton Road.



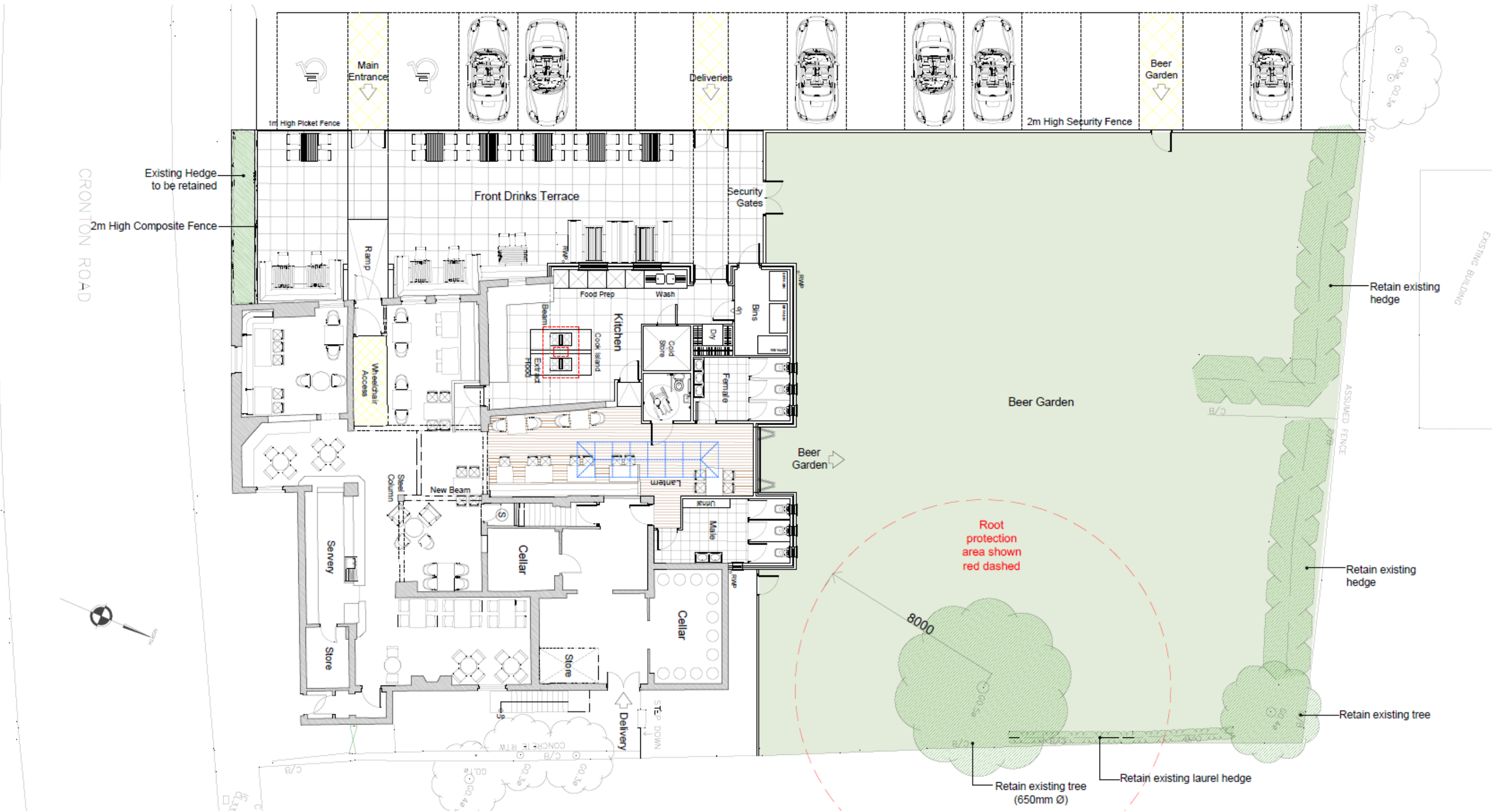
3.2 DEMOLITION AND PROPOSED FLOOR PLANS



Proposed Ground Floor Plan

3.0 DESIGN PROPOSALS

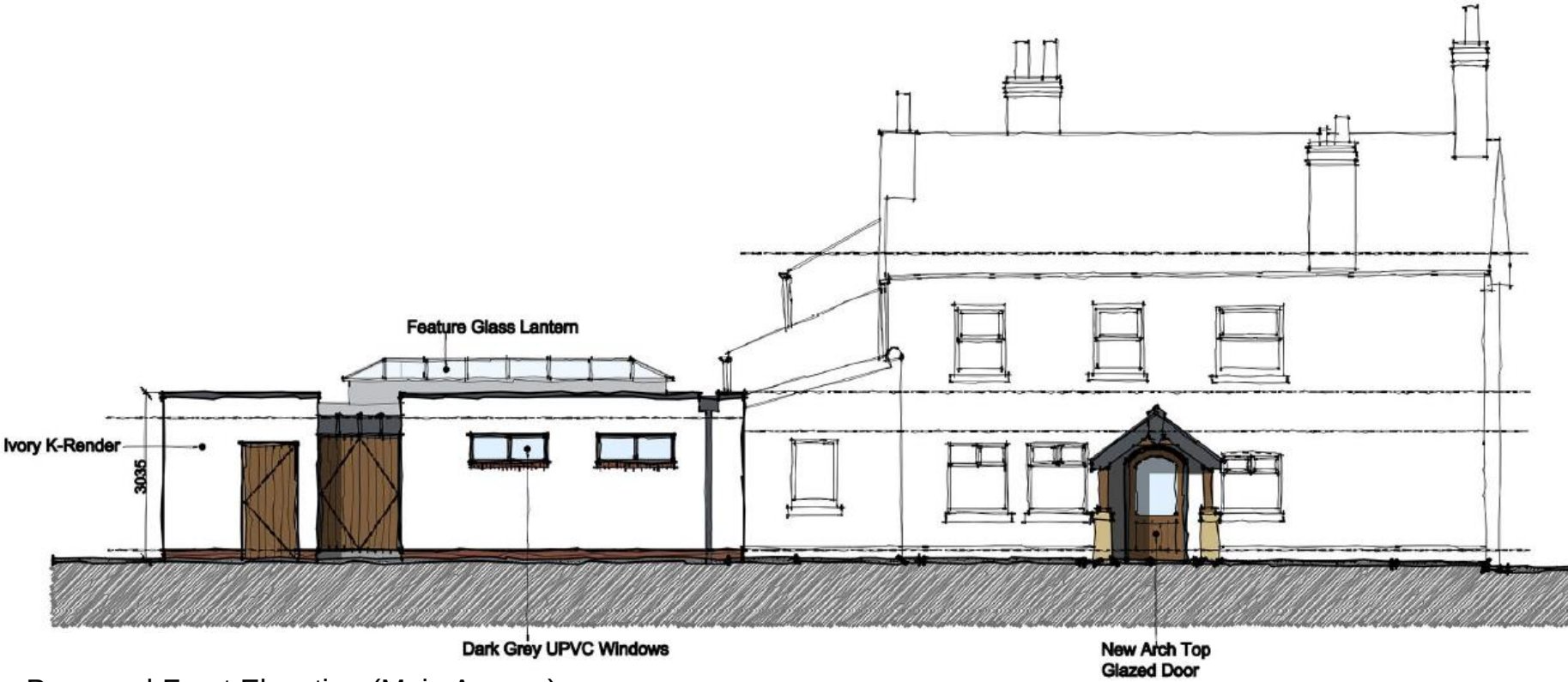
3.3 PROPOSED SITE PLAN



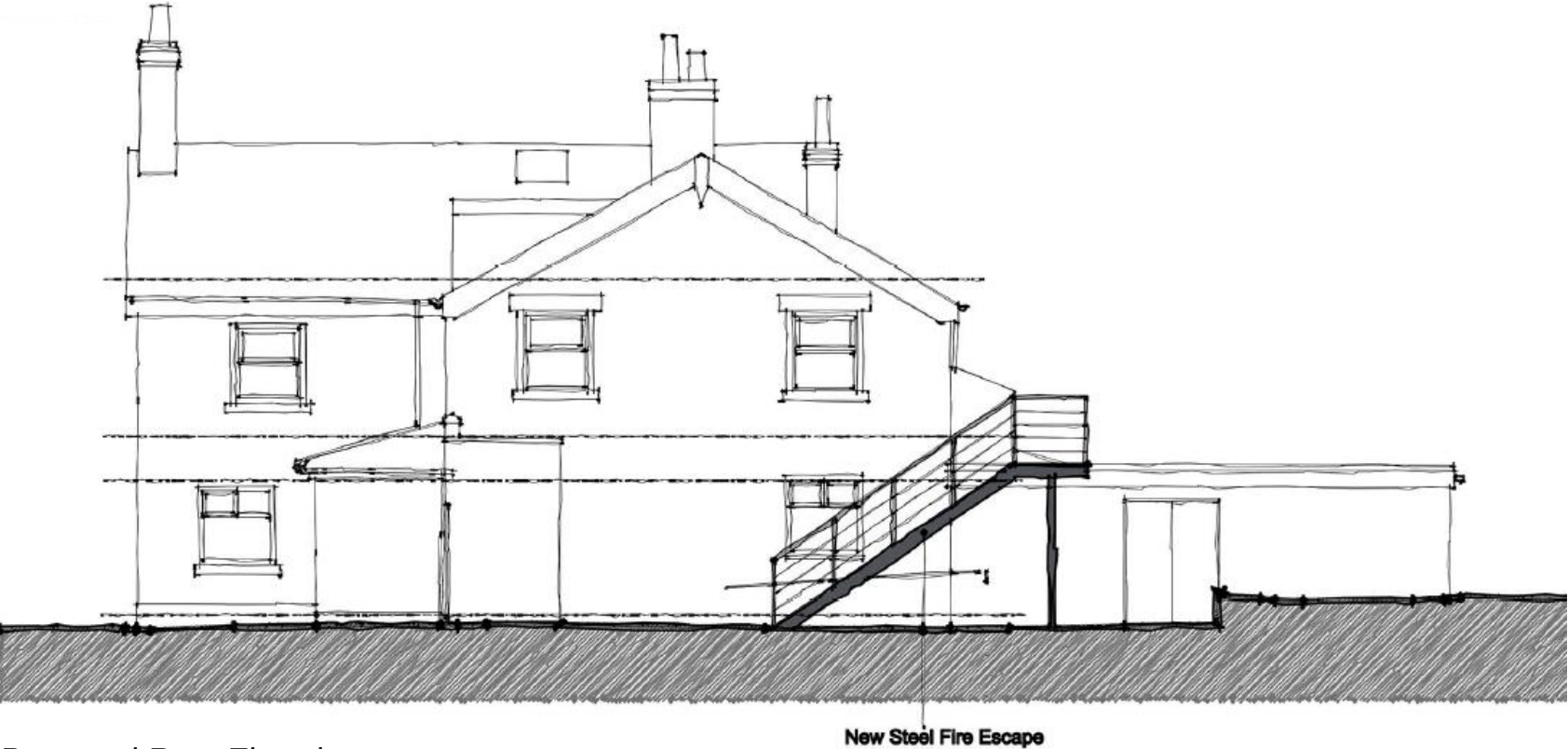
Proposed Site Plan

3.0 DESIGN PROPOSALS

3.4 PROPOSED ELEVATIONS



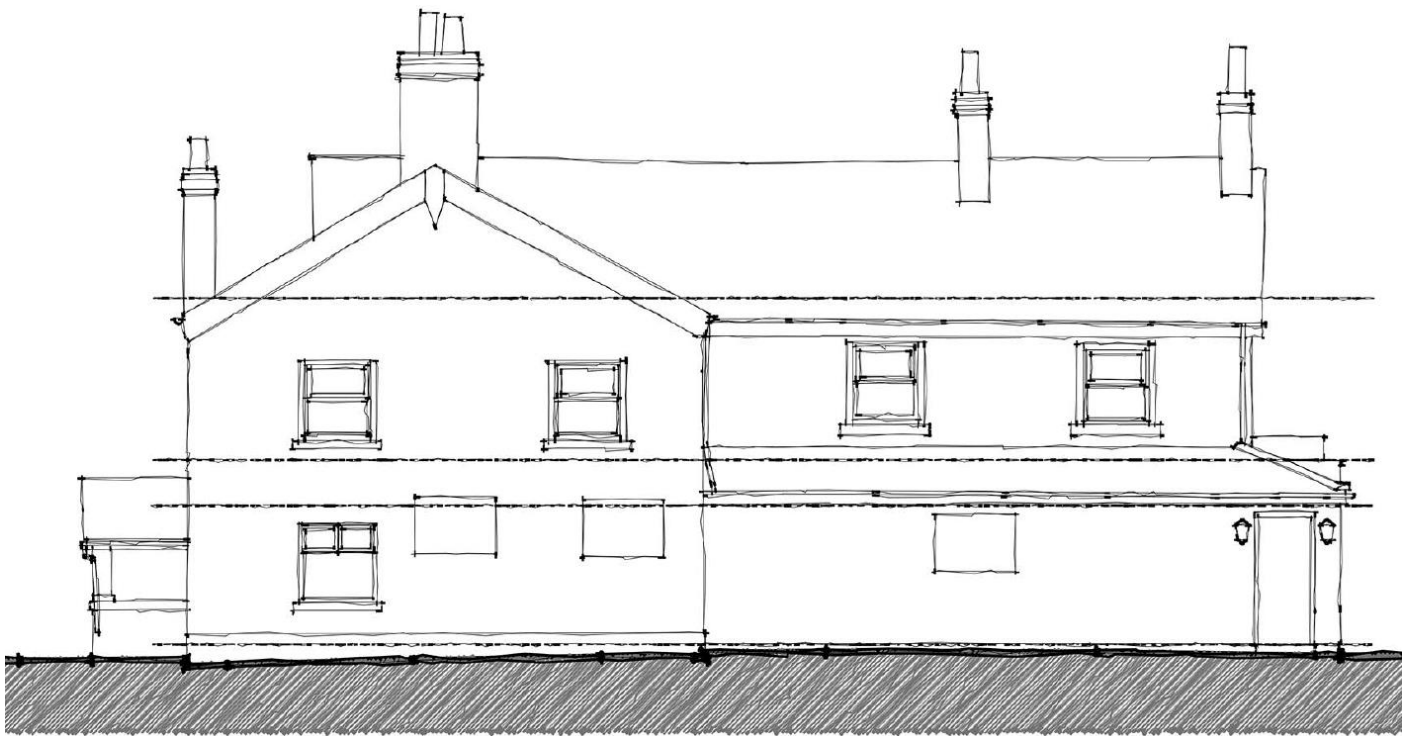
Proposed Front Elevation (Main Access)



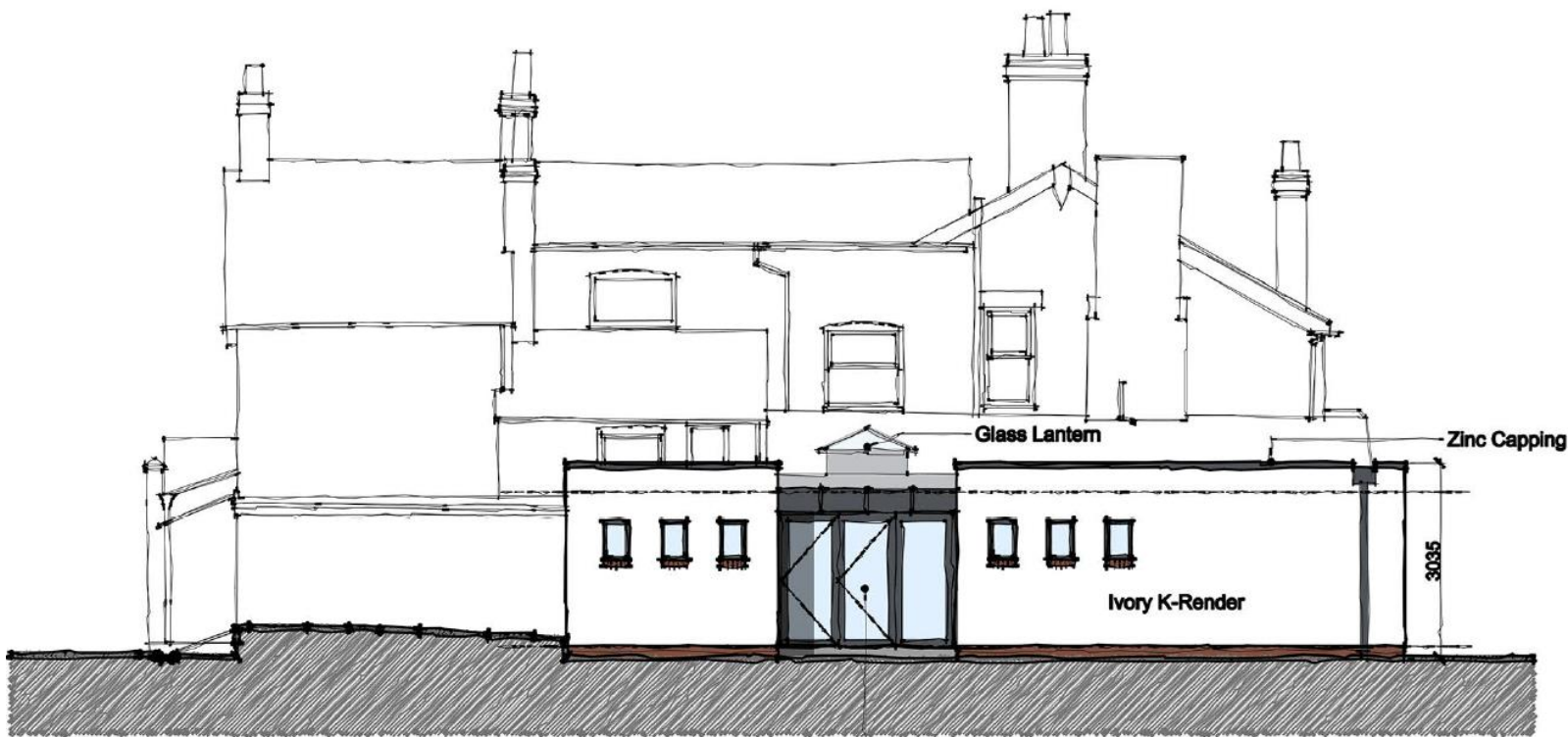
Proposed Rear Elevation

3.0 DESIGN PROPOSALS

3.4 PROPOSED ELEVATIONS



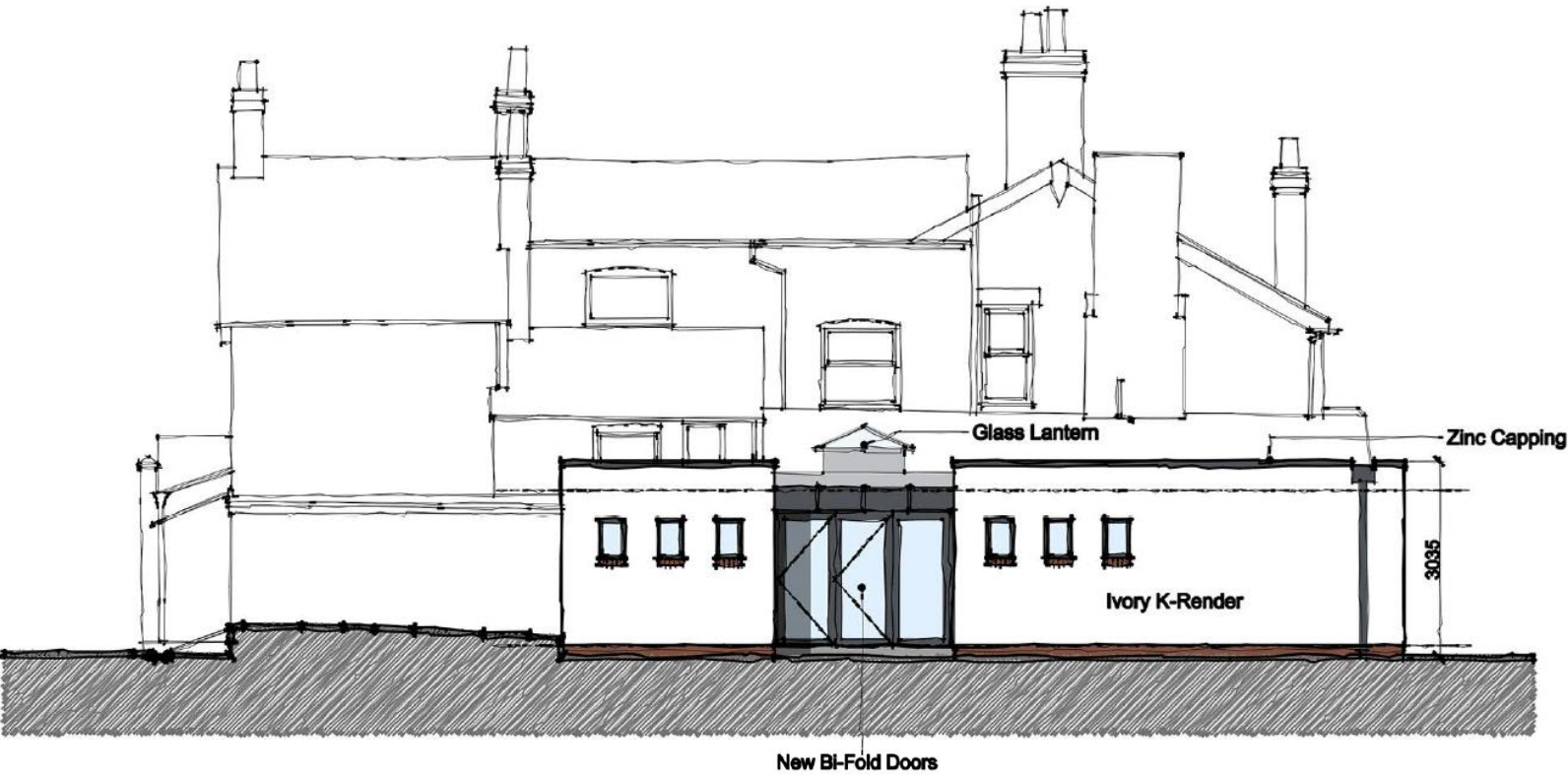
Proposed Side Elevation (Cronton Road elevation to remain as existing)



Proposed Side Elevation (Beer Garden)

3.0 DESIGN PROPOSALS

3.5 MATERIALS



Proposed Side Elevation (Beer Garden)



Ivory K-Render



2m High Composite Fence
(Colour: Dark Grey)



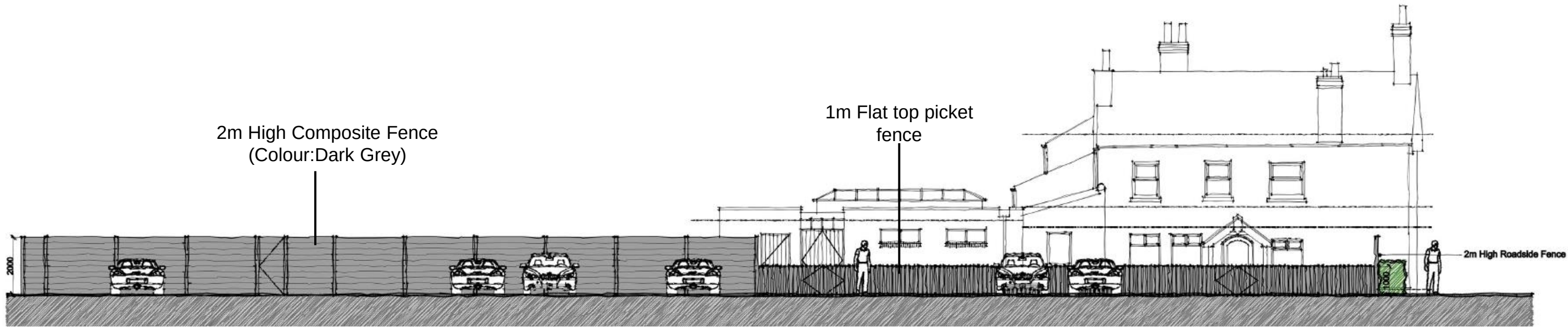
1m Flat top picket fence



Dark Grey UPVC Windows



Glass lantern



Proposed Side Elevation (Carpark View)

4.0 HERITAGE STATMENT

Close to the Unicorn Inn is the village crossroad leading travellers to Farnworth, Widnes and Rainhill in the north – there are historic stocks positioned at the cross road which are an important feature to the locality and to the residents who live there including visitors. The crossroad is not within a designated conservation area, and it is not considered the new ground extension, largely concealed from Cronton Road would prove detrimental to the stocks or the historic setting they occupy.

5.0 BIODIVERSITY NETT GAIN

There are minor proposals within this application to reduce the grass to the beer garden – the rear extension will cut into the grassed area by 15 sq. m and on the scale of BNG this is considered de-minimis construction and therefore outside the constraints of the new legislation.



6.0 ACCESS STATEMENT

The applicant recognises the requirements of the Equality Act and Building Regulations Approved Document M to ensure that all new developments are accessible by all sectors of the community, irrespective of any disability. The proposed development promotes equal access, safety, and usability, in accordance with the principles of inclusive design.

The building is provided with accessible pedestrian routes, ensuring a safe and convenient approach to the entrance for all users, including wheelchair users and those with limited mobility.

Pathways leading to the building have firm, level surfaces with suitable gradients and non-slip materials to ensure ease of use in all weather conditions

Clear, legible signage is provided at entry points, and external lighting ensures the safe and visible navigation of access routes.

The main access is wide enough to accommodate wheelchair access, with a minimum clear opening of 800mm. Ramped access has been provided, complying with the gradient and dimensional standards outlined in Part M

All external and internal doors used for general access have appropriate clear widths, and the opening forces do not exceed the standards set out in Part M.

