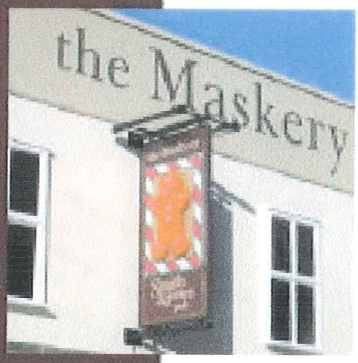
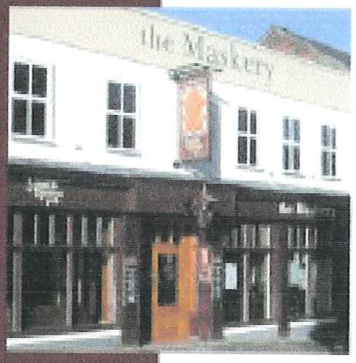








Design & Access Statement

Smith & Jones

10/00182/FUL
5 MAR 2010 - SM



The Engine Room, External Seating Area

1.00 EXISTING AREA AND CONTEXT

'The Engine Room' Smith & Jones Pub is located in Leek, overlooking the Market Place. Following changes to the Law, there is now a desire to provide an external seating area. The proposal is to create an external seating area to the rear of the premises. Currently the area in question is used as access to bins as well as informal parking.



Existing Rear of Premises

'The Engine Room' is located within Leek Town Centre on the corner between Stockwell Street and the Market Place. The main entrance is on the Market, with secondary entry point located on Stockwell Street. There is also a fire escape to the rear of the premises as well as access to the beer store..

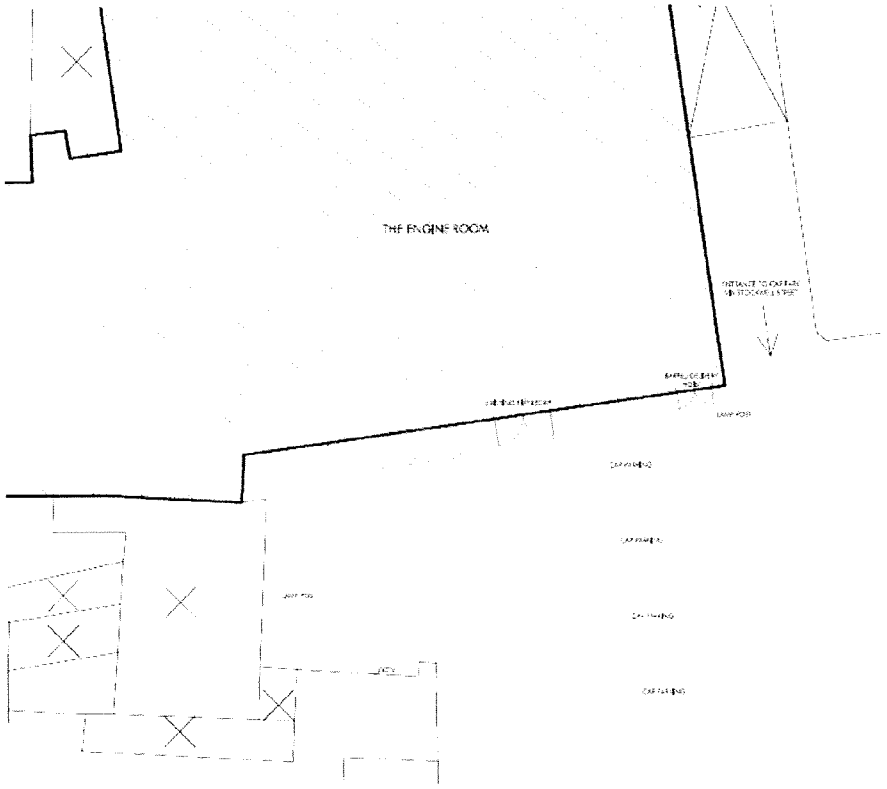
This proposal is to form an external seating area, a new lean-to shelter, the creation of a new bin store and incorporate new planting. New glazed doors will replace the existing fire escape doors, linking the external seating area with the ground floor trade area.

2.00 DESIGN

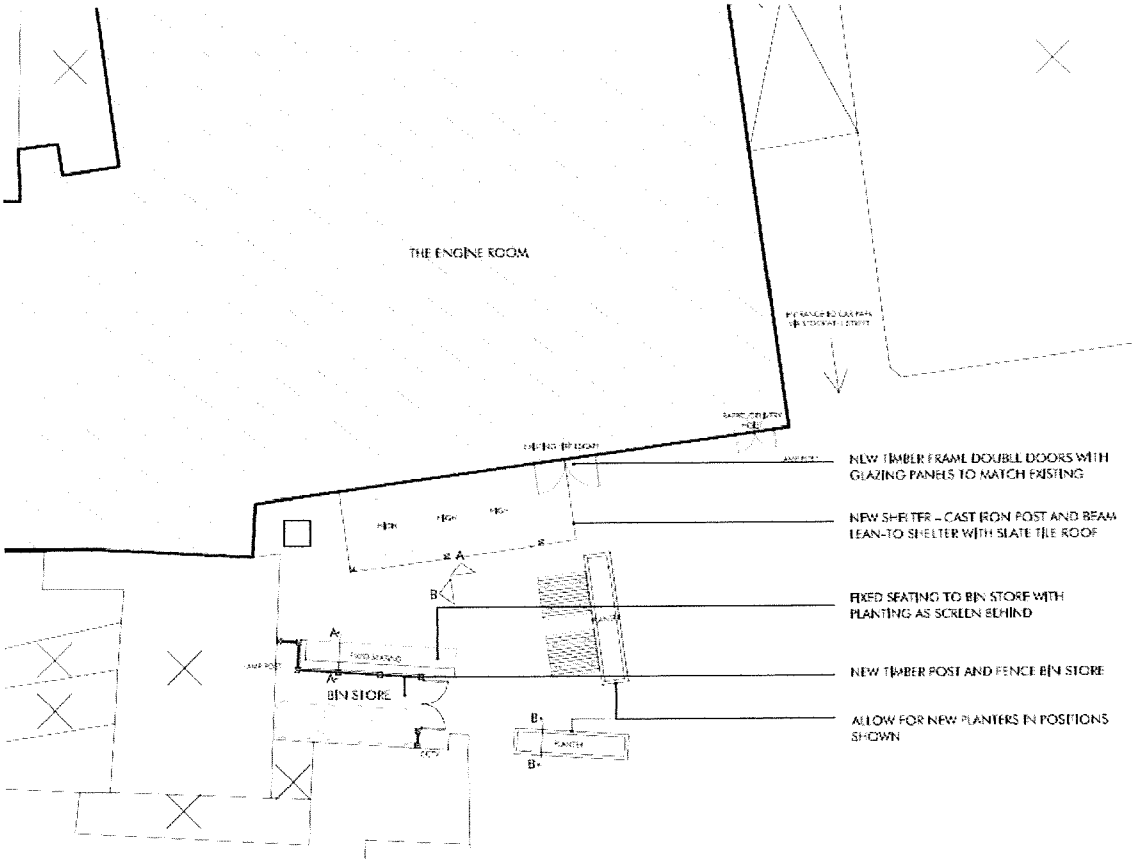
The proposal of the formation of an external seating area has been designed with sensitivity in mind. Currently the principal use of the area in question is to provide access to the bins, which are lined up against the wall of the property. Our proposal involves the creation of a fenced bin store, thus separating the bins from seating. We also propose to incorporate fixed seating upon the fence.

We also include a new lean-to shelter in our scheme. This will be sympathetic to the surroundings, using painted iron posts and covered with a slate roof so as to reflect the conditions of surrounding buildings.

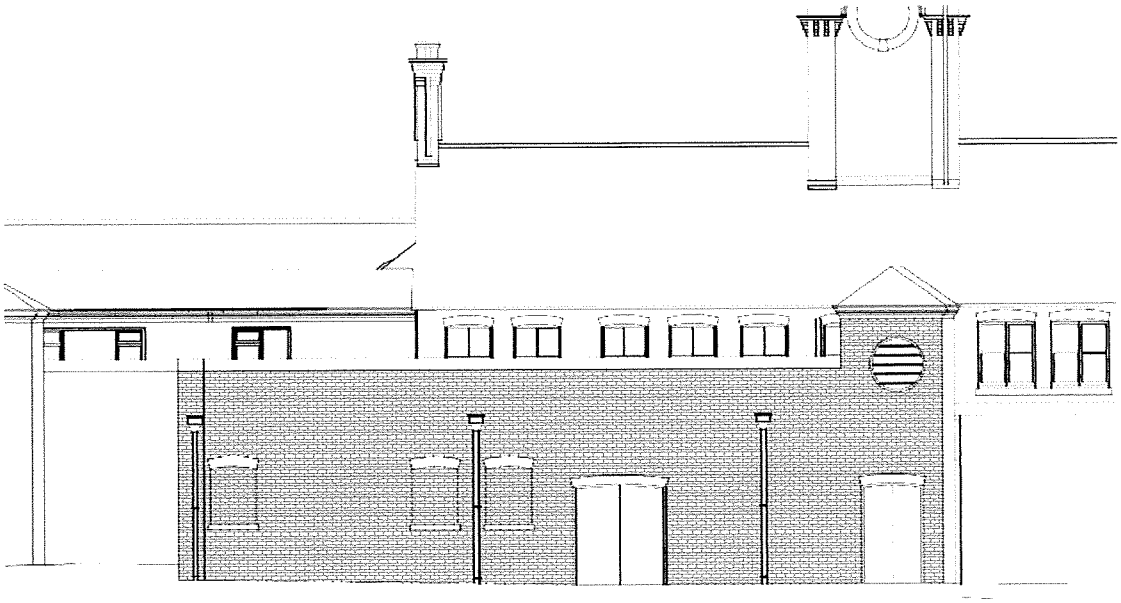
New timber planters will separate the external seating area from the parking spaces which we have retained.



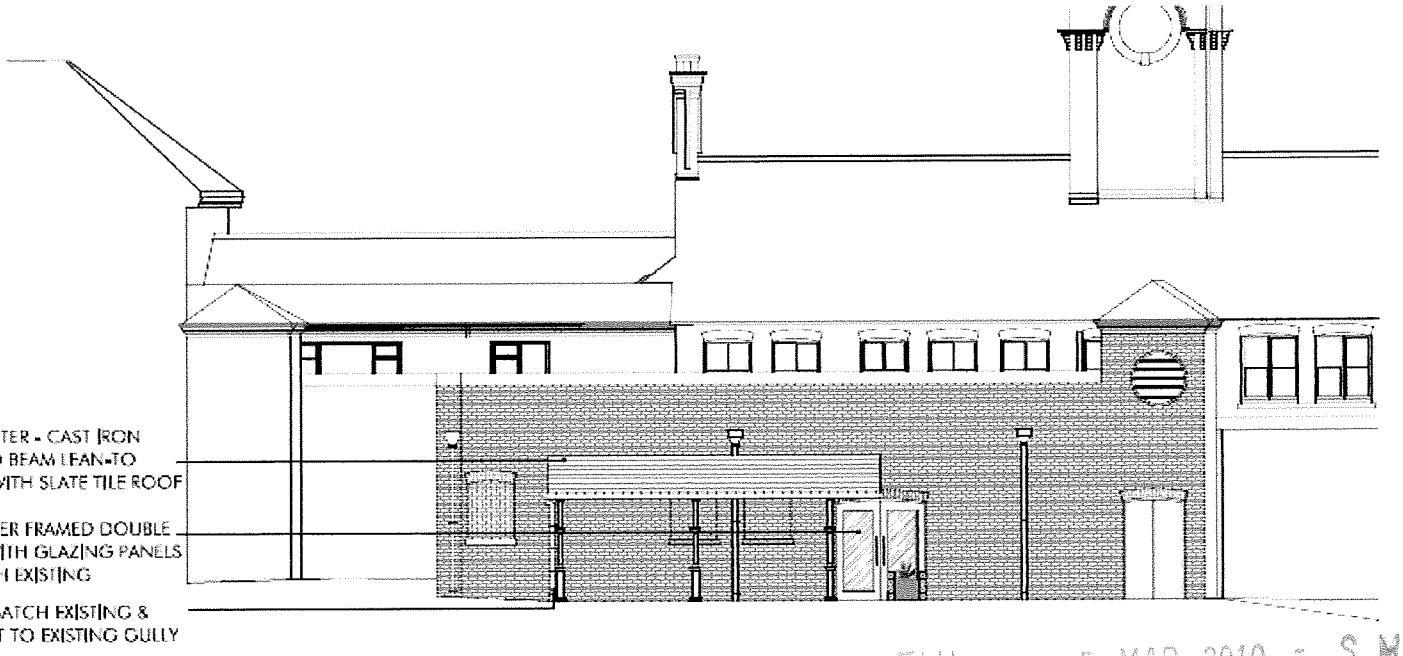
EXISTING EXTERNAL AREA



PROPOSED EXTERNAL AREA

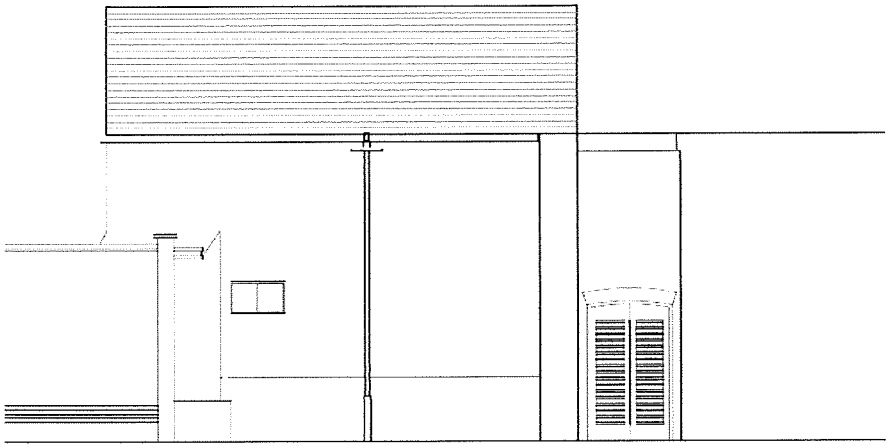


EXISTING ELEVATION

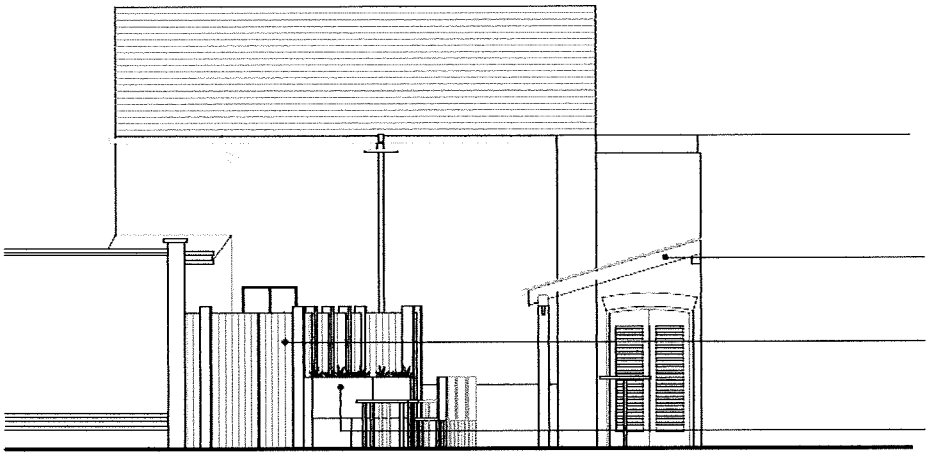


PROPOSED EXTERNAL SEATING ELEVATION

10/00182/FUL 5 MAR 2010 SMB



EXISTING EXTERNAL ELEVATION (SIDE)



NEW SHELTER - CAST IRON POST AND BEAM LEAN-TO SHELTER WITH SLATE TILE ROOF

NEW 2M TIMBER POST AND FENCE BIN STORE

NEW FIXED SEATING WITH PLANTING BEHIND

PROPOSED EXTERNAL SEATING ELEVATION (SIDE)

3.00 ACCESS

The proposal will require new glazed doors to replace the existing fire escape doors and will be self closing doors, the opening width well in excess of 1000mm required to satisfy Part M of the building regulations. Glazing to the door will be double glazed safety glass.

4.00 CONCLUSION

The proposed development of this new external seating area is immediately adjacent to the rear of 'The Engine Room', utilising the existing space to best advantage. The location is accessible from the building and does not encroach onto the existing parking. This alteration to the building is therefore an appropriate enhancement that can be achieved through minimal structural works.