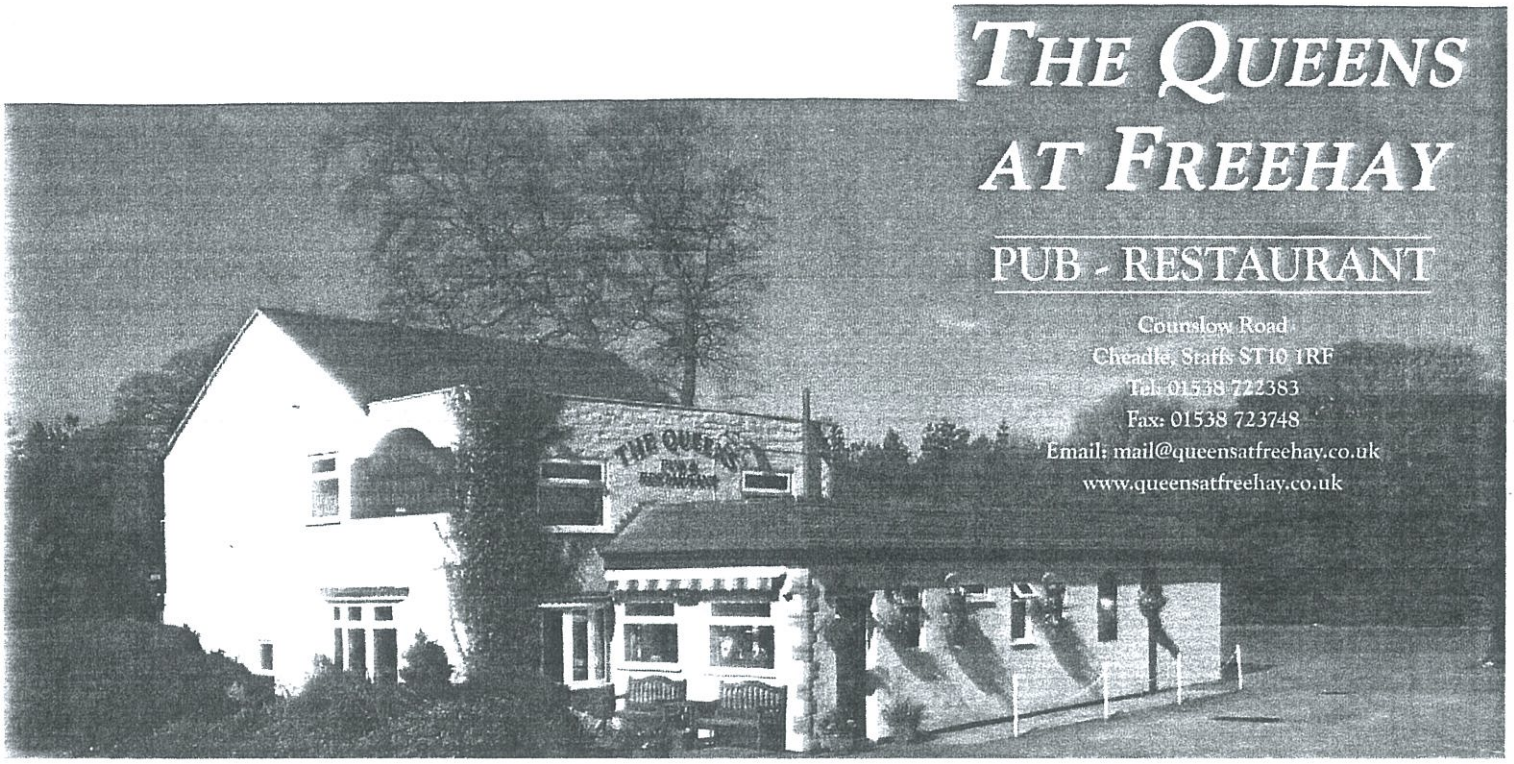

DESIGN & ACCESS STATEMENT

FOR

THE QUEENS at FREEHAY

PREPARDED BY rjs survey services

DESIGN & ACCESS STATEMENT

FEATURES

The property which stands detached in its own grounds is a Public House and Restaurant. The site has been in existence since the turn of the century and history shows it has always been a country beer house. Over the years it has been altered and extended to form a pleasant family run Pub and Restaurant.

The property is circa approx 1910 is large enough to accommodate 60 plus covers a kitchen, toilets and bar area.

It fronts directly onto a car park with ample car parking spaces with rear beer garden with access from the side of the building.

The structure is a mixture of brick and rendered elevations with a plain tiled roof.

The windows have been replaced over the years with modern white PVC-u double glazed

ACCESS

The client has considered his obligations when designing the alterations.

Access to the site is off Counslow Road Freehay which is a quite single carriageway road. There is ample visibility on egress from the site in all directions. The additions planned in no way impede visibility.

The interior design layout has been carefully and sympathetically detailed to ensure that compliance with both the Access Design Guide SPD and Equality Act 2010 which includes the DDA 1995 to complement the existing structure. It is though limited in providing all the necessary requirements of a modern or new build. There is no intention to increase the number of covers provided but to enhance the space that exists.

Movement around the premises has been considered with access to the toilets made easier from both front and rear entrances. Way finding and signage will be made clear and means of escape has been considered.

LAYOUT

The layout of the alterations is to be found on the accompanying drawings No's ARR/rjs/ 01, 02, 03 & 04.

The new proposed layout consists of the alteration and re-positioning of the front entrance to make it more user friendly. The distance from the car park has been reduced. The alterations of the existing toilets and new layout provide better accommodation and better manoeuvrability.

SCALE/APPEARANCE

The existing premises is currently trading as a public house and restaurant with approximate capacity of 60 covers and the extra small extension is required to act as a waiting /coffee area again to help movement around the seating area

The signage to the front will not be changed but an extra sign is proposed on the side of the new entrance lobby.

DESIGN CONCEPT

The interior design and layout have been carefully considered to incorporate good movement around the space available and to accommodate 60 covers
There are entrances both front and rear of the property although the rear access is mainly to access the garden
There are to be no alterations to the existing extraction system

CONCLUSION

In conclusion it is therefore presented that the changes proposed and considering the overall design and appearance that given justification provided within this statement and the drawings enclosed with this application that planning permission is respectfully granted.