CONCORDE BGW
Palmer Street
Hyde Park
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SITE:
The Roebuck
21 Cheadle Road
Forsbrook
Stoke-on-Trent
ST11 9BX

25th June 2019

DESIGN AND ACCESS STATEMENT PROPOSAL FOR THE DEMOLITION OF THE EXISITNG CANOPY TO THE EXTERNAL YARD AREA, ALLOWING FOR A NEW TIMBER FRAMED PERGOLA, BOOTH SEATING, EXTERNAL BAR, FENCING FOR BIN STORAGE AND FESTOON LIGHTING.

EXISTING BUILDING AND ITS CONTEXT:

The Roebuck is a high street public house located within the village of Forsbrook, South-East of Stoke-on-Trent. The site is located North of the A50 creating easy access to Stoke on-Trent and Newcastle-under-Lyme.

The Roebuck is a two-storey building with a small external yard to the left of the public house. The building is constructed from traditional brick with a painted render to the front and exposed brick to the sides. Internally the public house benefits from an open plan layout with a bar and lounge section to the front areas.

DESIGN AND ACCESS:

The properties main entrance is located to the front of the building, this is the only access from the high street into the public house. The external garden can be accessed from the public house and is sectioned off via metal gates to the high street, therefore this entrance must be accessed via the public house.

The Roebuck is situated on the main high street surrounded by other amenities including restaurants and local shops, therefore the public house is highly local led and due to no carpark at the site it is mainly accessed via foot.

The proposed works will be located to the existing external garden / yard area to the left side of the public house. The proposal includes a new covered section, covered seating and an external bar, all improving on the external trade.

STATEMENT OF INTENT:

It is our client's intention to create additional facilities to the site allowing for a more affective public environment, thus a more beneficial trading space. The new development aims to improve the external aesthetics of the space aiming to appeal to more individuals in the summer months whilst attracting new and existing customers to The Roebuck.

The proposal at The Roebuck will include the removal of an existing covered area allowing for a new timber framed pergola structure with a sloping shingle roof and relevant drainage. To the underside, the space aims to benefit from new booth seating with feature hanging pendants.
Adjacent to the seating to the left, a new external quality bar is proposed with a new back fitting. New lockable shutters will be provided for security purposes.
In addition, the bin area will benefit from a new 1500mm high close boarded fence to close the waste bins off to the public, this will be created for hygiene and aesthetic purposes.
The whole external area will be finalised by the installation of new festoon lighting over the garden.
The proposed works have been designed at a suitable size and layout to suit the existing structure of the main building.

The new bar section will include new electrical and drainage waste pipes.

Our client intends to comply with all current regulations and good practice.

Sources
We have referred to:

1. Current building regulations for the proposals of this scheme.