

DESIGN & ACCESS STATEMENT

TO ACCOMPANY

APPLICATION FOR LISTED BUILDING CONSENT

FOR

WIFI UPGRADE

AT

The Green Dragon
2 St Edward St,
Leek,
Staffordshire,
ST13 5DS

Document Revision

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1.0 Introduction

1.1 Purpose and Format

This Design and Access Statement has been prepared on behalf of JD Wetherspoon PLC in support of a Listed Building Consent application for The Green Dragon, Leek. The statement assesses the site and its context, documenting the local character and surrounding conditions to ensure a sensitive and informed approach to the proposed works.

1.2 Location

Leek, a historic market town in Staffordshire, is renowned for its rich architectural heritage and strong community identity. Situated on the southern edge of the Peak District, it benefits from well-established transport links, providing convenient access to Stoke-on-Trent and the wider region.

With a history rooted in the textile industry, Leek has evolved into a vibrant town with a diverse mix of retail, hospitality, and cultural attractions. The Green Dragon, a prominent JD Wetherspoon venue, holds a key position within the town's streetscape. The proposed works aim to enhance the building's functionality while preserving its historical character, ensuring its continued contribution to Leek's architectural and social fabric.

1.3 Physical Context

The proposal involves the installation of an upgraded Wi-Fi infrastructure within The Green Dragon to improve connectivity for both patrons and staff. This includes strategically placed wireless access points and upgraded cabling throughout the premises to ensure comprehensive coverage. All works will be undertaken with respect to the building's historic significance, ensuring minimal visual and structural impact while meeting the operational requirements of the business.

2.0 Amount

2.1 Amount

Enhance Connectivity

The primary goal is to deliver reliable wireless coverage throughout the building, ensuring consistent signal strength across guest areas, including the bar, restaurant, and rooms.

Discreet Installation

All equipment will be installed discreetly to preserve the building's aesthetic and historical character. Wall mounts and false ceiling mounts are chosen to blend with the existing environment without visible alterations to historical features.

Efficiency and Safety

Installations are planned to minimize operational disruption. Small ladders will be used within rooms with ceiling heights of approximately 3 meters. All cabling will follow existing pathways, and no structural modifications are planned that would alter the building's original design.

2.2 Layout

The Proposal would not affect the layout of the building

2.3 scale

The scale of the building itself would not be altered.

2.4 Appearance of the Development

The appearance of the development will not vary from the existing.

3.0 Access

3.1 Installation Hours

Installations will occur during business hours with minimal impact on customers. Work will avoid heavy trading hours and maintain public access to key areas of the pub.

3.2 Accessibility Considerations

The project team will ensure safe access to the building and adhere to safety protocols to ensure public areas remain unaffected.

3.3 Environmental Precautions

Necessary environmental protections, such as working around fire seals, will be observed, and existing entry points, such as the basement, will be utilized for cable routing to avoid new penetrations.

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