

140904/DAS

INNEX DESIGN LTD  
11 PALMYRA SQUARE SOUTH  
WARRINGTON  
CHESHIRE  
WA1 1BL

DESIGN & ACCESS STATEMENT  
IN SUPPORT OF  
FULL PLANNING APPLICATION AND CONSERVATION AREA CONSENT AT  
THE BLACK SWAN, 12 SHEEPMARKET, LEEK  
IN RESPECT OF EXTENSION, ALTERATIONS AND REFURBISHMENT



T: 01925 630361. F: 01925 413684. E: [richard@innexdesign.co.uk](mailto:richard@innexdesign.co.uk)

This statement consists of eight elements, these are:

**1.00: USE**

**2.00: AMOUNT**

**3.00: LAYOUT**

**4.00: SCALE**

**5.00: ACCESS**

**6.00: LANDSCAPING**

**7.00: APPEARANCE**

**8.00: CLIMATE CHANGE MITIGATION**

**1.00: USE**

The existing property is trading as a public house, this is due to a lack of investment, maintenance and upkeep we are proposing a full refurbishment, and single storey extension to rear. Additionally, due to the unmitigated change in levels throughout the property the existing access for disabled/wheelchair bound persons impractical and currently no disabled access is in place

The premises has been successfully purchased by the applicant Amber Taverns Ltd, who wish to develop the property and progress the business so that it can be a better managed public house that is operationally viable with a better use of the available trading area and additional facilities for a wider range of patrons with a view to making a successful business once again as a public house.

The property holds a central location within the heart of Leek within the conservation area.

As stated above, the property is inherent of a number of issues in regards to maintenance and required repairs throughout. Additionally, the existing property does not provide the best layout operationally and does not provide the best solution for supervision that is required within public house's today, it is for this reason the application which this design and access statement relates is being submitted.

**2.00: AMOUNT**

As previously mentioned above, the existing property is not currently best suited for the operation and supervision required within a public house, a number of alterations are proposed to the existing property (as indicated within the submitted drawings) these are listed as follows;

- Single Storey extension to the rear to provide a more open relaxed environment within the premises. This will also provide much need natural light into the building as at present natural light is at a minimum for a premises this size.
- Introduction of rear ground floor escape door, this is required to provide adequate escape from the ground floor of the building in the event of an emergency. Stepped access is required due to the nature of the existing site and the gradient posed falling from the front to the rear of the building.

- Adaptation of facades to existing single storey extension to the rear of the property, this is to include removal of 1no existing softwood timber casement windows and rear exit door together with the removal of the existing stepped access and installation of new windows and door to the rear of the elevation. This will also incorporate stepped access from this exit door down to ground level

In addition to those items listed above a number of internal alterations are proposed for the existing property, these include;

- Internal alterations throughout, as indicated on the submitted plans, to provide a larger trading area that can be better supervised.
- Relocation of Ladies and Gents toilet facilities to the first floor as indicated on the submitted plans.
- Rationalisation of the internal floor levels and inclusion ambulant internal steps and new ambulant access to the rear

### **3.00: LAYOUT**

The layout has been redesigned to provide a more open welcoming feel to the premises also with then key additional of the extension and installation of 2 No. roof lights to provide more natural light to the trading area. Currently it is very restrictive in the supervision that can be provided in contrast to that which is required in operating a public house and has a distinct lack of access and facilities that if put in place would afford the opportunity to attract a wider range of clientele.

The proposals set out within the planning application to which this design and access statement relates can be summarised as those listed above in section **2.00 Amount**.

The proposed layouts have been designed to provide the client and operator with a larger trading area than that which currently exists, this has been done by increasing the property foot print and proposing a number of internal alterations to include those areas which were previously not accessible to the public. Part of the internal alterations that are proposed is the relocation of the Ladies and Gents toilets to the first floor. Inherent of the design proposals is better all-round supervision and management of the public house.

Included within the proposals is suitable access and circulation arrangements

### **4.00: SCALE**

In regards to the scale of the proposals the existing property will not be affected. Similarly the existing height of the property will not be affected and the architectural hierarchy of the building will not be undermined.

As noted above;

- Single storey pitched roof extension to the rear of the property. The overall height of the extension will scale 5000mm at its highest point to the ridge from the lowest external ground level.

## **5.00: ACCESS**

Providing suitable access, facilities and escape for the property were important factors in the production of the proposals to which this design and access statement relates.

Existing the property internally is spread across a range of levels with stepped access throughout only. Due to the nature of the property and within being within a conservation area it would impractical to provide ramped access to the front or rear of the building.

In order to counteract the restraints due to levels and conservation status we will provide ambulant stepped access to the rear and within the internal layout.

The proposals overall provide a better solution in regards to access, circulation and additional facilities for a wider range of possible clientele that conform to current building regulations legislation.

## **6.00: LANDSCAPING**

Minimal landscaping has been included within the submitted plan, this includes the introduction of timber planters with seasonal planting to the rear of the property, located in the existing beer garden to the rear.

## **7.00: APPEARANCE**

The appearance of the existing property has been taken into consideration carefully whilst the proposals have been designed, it has been important that the client (operator and applicant) can achieve what is feasible in regards to ensuring the property can return to being a viable and successful business as a public house in today's market, as well as respecting the architectural hierarchy and merit of the existing premises.

The proposals have been designed to respect the existing features of the property, for example; the front elevation of the property. There are no proposals being lodged for the main elevation on Sheepmarket, only a redecoration of the existing door and window frames and entrance doors are proposed, to be completed on a like-for-like basis as part of the required maintenance.

The rear of the property has been subject to a range of extensions carried out over a period of time that have not received regular upkeep and maintenance. The proposed extension has been designed in keeping with the existing building and extensions. Those items to the rear of the property have been proposed at a scale that will not undermine the architectural hierarchy and merit of the existing premises.

## **8.00: CLIMATE CHANGE MITIGATION**

The proposed alterations and construction works will be carried out using materials sourced from local merchants and sustainable sources where possible

The glazing to be installed to the property will be specified to meet the requirements of building regulations.

Additionally, all areas of the proposals and the related construction works will be carried out to achieve the figures and guidelines set out in the Building Regulations Approved Document L2B, Conservation of Fuel and Power in Existing Buildings Other Than Dwellings.

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