

The Rattler

Proposed Rear Extension

Design and Access Statement

The Rattler, Sea Rd, South Shields NE33 3LD

1.0 Amount of Development

It is the intention for this application to seek planning permission for a new single storey rear extension to allow for a Kitchen extension and additional female toilets

The site is a public house and restaurant located on Sea Road, South Shields sea front. The building sits on a prominent position off the promenade surrounded by holiday let caravan parks and Bents Park.

2.0 Layout

The main entrance to the restaurant is located on the west elevation accessed by a ramp or steps. There is a secondary entrance located on the east elevation leading to an external terrace. To the north of the building is a service yard and delivery access. Entry for deliveries is located off Sea Road. Goods vehicles currently park to the left of the restaurant and access is gained to the kitchen services areas via a blocked paved area located to the left of the main building by a set of metal gates leading to the Kitchen/store areas.

The internal layout is to be remodelled to allow for an extension to the kitchen area to provide greater flexibility and also to provide additional female toilets.

3.0 Scale

The proposed extension is to sit within the current demise of the rear yard with heights proposed to match existing and be sensitive to the current street scene.

4.0 Landscape/Appearance

The landscaping is to allow for works to remodel the existing hard standing to accommodate the new extension.

The appearance of the building in terms of materials and form will generally remain as existing. The new addition of the extension and the lobby have been designed to be sympathetic in relating to the existing building in terms of scale and materials to match.

The external walls are brickwork to match existing. Windows are to be in PPC aluminium frames. The roof is to be a flat snarnafil roof with a parapet monopitch roof surround in grey slate tiles to match existing. The new extension is proposed to sit on an exposed steel frame to allow for access to the cellar and servicing to extract units.

5.0 Vehicular & Transport links

The proposed works are not intended to have any impact on the movement network.

6.0 Conclusion

It is intended that the proposed new extension will provide a more efficient use of the current workspace and offer more flexibility to the restaurant and customers.

The materials and design have been designed sympathetically to match existing and reduce the impact on the existing building.