

150101/DAS

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DESIGN & ACCESS STATEMENT  
IN SUPPORT OF  
FULL PLANNING APPLICATION AT  
YATES'S, 14 MILE END ROAD, SOUTH SHEILDS  
IN RESPECT OF INTENRAL AND EXTERNAL ALTERATIONS



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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 is situated at 14 mile end road, which is central located close to the shopping district

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;

- Removal of kitchen and food preparation areas
- Removal of section of existing roof to provide an external area for drinkers
- Introduction of openable windows to the trading area to provide a more welcoming atmosphere during summer months
- Increase in trading area due to removal of kitchen and food preparation facilities

As existing the property and in particular the layout is not well thought out and does not provide maximum use of the trading areas. Also at present there is no beer garden, which we are attempting to remedy

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.

### **3.00: LAYOUT**

The layout has been redesigned to provide a more open welcoming feel to the premises also. This 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 proposing a number of internal alterations to include those areas which were previously not accessible to the public. 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

We will also be provided details for a customer car park to the rear, which currently is derelict land

### **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.

### **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.

In our proposals we have changed the layout to best suit the public and provide a better layout by increasing the trading area and providing an external area which can be access by all.

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 new proposed beer garden and courtyard

## **7.00: APPEARANCE**

The appearance of the external elements of the property will remain largely unchanged, the main elements would be the introduction of the beer garden which will entail, removing a section of the existing mansard roof to the rear. Also we are proposing the introduction of openable windows to elevations situated on Mile End Road and Brigham Place. These windows will open internally as not cause any disruption to passing pedestrians

## **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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