

Sleepers PH

Design and Access Statement

Sleepers Public House, Station Approach, East Boldon NE36 0AB

1.0 Amount of Development

The site is a public house and takeaway unit located on station Approach, and is not registered as a listed building. The building sits adjacent to a level railway crossing. Opposite are retail units and an Industrial estate. There is a public car park adjacent south.

It is the intention for this application to seek planning permission for the change of the external appearance of the building to allow for a new side extension with new signage and lighting to reflect the proposed refurbishment of the public house. The Internal works are to omit the take away unit and remodel the internal floor space.

2.0 Layout

At present there is three entrances to the building .The entrance located on Station Approach is currently used as the take away entrance, this is to be remodelled to form a new disabled friendly entrance to the public house to conform to the requirements of the DDA and Part B of The Building Regulations

The Other two entrances are on the south face of the building. One is the manager`s entrance and the other is the entrance to the public house, these are to remain. To the rear east elevation is located the external raised decked terrace. This leads out onto the beer garden and children`s play area.

The Building comprises of two floors .The first floor is the managers accommodation which is to remain as existing.

The ground floor layout is divided up into rooms comprising of a Kitchen, public toilets, cellar and storage, these are to be remodelled to allow for improved disable toilet facilities a more flexible operating layout.

Deliveries will be made via the Station Approach cellar entrance.

3.0 Scale

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

4.0 Landscape

No works are proposed to the surrounding landscaping other that new planting boxes and works to make good to the disturbed areas created by the new extension.

5.0 Appearance

The appearance of the building in terms of materials and form will generally remain as existing with a new decorative paint scheme and applied shiplap boarding. 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 existing brick building façade is to remain as existing and painted with new signage applied to reflect the new brand identity of the venue. A new name is proposed to reflect the locality & history of the building. The signage is to consist of new GRP built up letters externally illuminated. New planting is proposed, all to enhance the façade.

New decorative lanterns to light the façade of the building.

The proposed new walls to the extension are to be facing brickwork. Windows and doors are to be PPC aluminium doubled glazed. The new pitched roof is to be in grey slate to match existing. The new flat roofs is to be sarnifil.

6.0 Conclusion

The proposed remodelling and new extension of the building will allow for a better operational layout and will provide facilities that were not available previously for disabled customers. It is intended that the proposed external treatment will provide a more attractive shopfront for the customer, enhancing the façade of the building and improving the street scene.

Existing Site Photograph

