

Design Access Statement 17.02.2022

The Black Bull, 98 Front St, East Boldon, Tyne & Wear NE36 0SG

Planning Application to remove existing conservatory to rear of the building and supply and fit new aluminium framed glazed double doors and side screens; lay new resin flooring externally.



The Black Bull, Front Elevation.



The Black Bull, Rear Elevation.



Black Bull, Rear Elevation – Conesrvatory View A



Black Bull, Rear Elevation – Conesrvatory View B

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1. Introduction

This design and access statement has been prepared in support of our Planning Application for works to The Black Bull Public House, Front St, Boldon. Proposed works concern the removal of the existing conservatory to rear the of building and supply and fit new aluminium framed glazed double doors and side screens; lay new resin flooring externally.

This statement should be read in conjunction with the following drawings:

- Dwg 02 – Existing Site Plan and External Elevations
- Dwg 03 – Proposed Site Plan and External Elevations

2. Local Area

South Tyneside Metropolitan Borough Council

3. Description of Proposed Development

Removal of the non-original existing conservatory to rear of the building and supply and fit new aluminium framed glazed double doors and side screens; lay new resin flooring externally.

The existing conservatory has long standing issues with wind and water ingress and is deemed beyond repair.

4. Approach

The building occupies a prominent position on Front st, Boldon. The surrounding building are mix of guest residential properties and commercial properties.

5. Access

Existing

Public access currently access the building via the main front entrance from the footpath on Front St and via the rear single door from the yard.

Proposed

The main front entrance from North Rd will be maintained. The proposed new rear entrance is via new double doors off the rear yard.

6. Parking

There is a private car park to the rear of the property via North Rd.

7. Evacuation

In an emergency patrons and staff on the ground floor can evacuate through the 1 No fire exit to the front of the building and 2 No. to the rear of the building.