

Design and Access Statement for Proposed External Smoking Area

The Fox & Hounds Stakes Hill Road

The proposal is to provide a small covered shelter on the east Elevation of the property for use as an external smoking area. The Smoking Laws came into force on July 1st 2007 which ban smoking in public buildings. The proposed small external shelter will provide a reasonable alternative for the customers wishing to smoke.

The new shelter will form a relatively dry area from the entrance door into the existing public house. The shelter size will be a length of 3.3m by a width of 2.7m max. The shelter will be formed from softwood as a canopy flat roof with a minimal pitch to discharge water. The sides of the shelter are to be finished with a vertical timber and diamond lattice for screening purposes.

This position was considered the best location for the shelter with easy access from the bars. Access from the public house to the proposed shelter is level suitable for disabled use and to meet Part M of the Building Regulations.

View of proposed shelter position.

