

DESIGN & ACCESS STATEMENT

PROJECT	The Swallow, Havant			designmanagementpartnership 8 Trade Street, Cardiff, CF10 5DT T. 44(0)29 20644829 F. 44(0)29 20644831 E. mail@designmanagementpartnership.com W. www.designmanagementpartnership.com
CLIENT	Punch Taverns Plc			
JOB No	14.066			
DRAWN	Karen Pike			
DATE	06/10/14	REV		
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SITE ANALYSIS

The property is sited on a large corner plot with open forecourts and a large car park to the side. The building consists of a central two storey pitched roofed building with single storey extensions to front and side elevations and a further flat roof extension to the side. The building is faced with multi-coloured brickwork throughout with red clay roof tiles to the pitched roofs. Windows are modern white uPVC and all doors are finished white. To the side of the property is a raised patio outside the side entrance from the pub's car park.

CONTEXT ANALYSIS

The Swallow is a community public house located within a large residential area.

It is proposed to construct a canopy over the paved external drinking area at the side to provide a covered smoking area accessed via the existing side entrance doors.

POLICY CONTEXT

The proposals comply with the requirements for smoking shelters

MOVEMENT

Services access & access for emergency vehicles to the premises will not be compromised by the proposed development.

ACCESS

Access into and around the building will not be affected by the proposal.

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CHARACTER:

AMOUNT OF DEVELOPMENT

The canopy will be a timber pergola type construction covered with a clear polycarbonate sheet roof. The materials have been selected to minimise the mass of the structure and the frame will be finished in white to complement existing external joinery features of the building. The canopy is set within a corner elevation of the building to minimise the visual impact from adjacent properties.

LAYOUT

The building footprint will not be affected by this scheme.

SCALE

This scheme will not increase the building stock and will not affect the scale overall.

APPEARANCE

New materials are minimal and will be finished to match the existing.

LANDSCAPING

The covered trading area will retain the character of the existing landscaping utilising the existing low walling, paving and street furniture.

COMMUNITY SAFETY

This will not be affected by the proposal.

ENVIRONMENTAL SUSTAINABILITY

Materials will be sourced from sustainably responsible suppliers and used in such a way as to reduce any waste generated as much as possible.