

Design & Access Statement

For

**New Kitchen and Bar Extensions
with Internal Alterations**

At

**Shaftesbury Arms
119-121 Kew Road
Richmond
Surrey
TW9 2PN**

Prepared For

**Young & Co's Brewery PLC
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Prepared by

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General

The Shaftesbury Arms is a medium sized public house on the busy Kew Road, just off the main Richmond Town centre.

The property is locally listed as a Building of Townscape Merit and is within Kew Road Conservation Area.

This statement covers the rear extensions to the property to provide additional bar space and a new kitchen, new escape stairs to the rear and a new front entrance.

Design

The purpose of the proposal is to provide a new larger kitchen whilst also increasing trading area together with the relocation of the toilets to the first floor .

The forming of the new front entrance into the bar is a reforming of an original opening which was present to the existing building before the pub was extended into No.119 Kew Road in 2000.

Use

'What buildings and space will be used for'.

The property is a public house with rear beer garden and manager's and staff accommodation to the upper levels.

The property will not have any changes of use by this application, although the toilets for the patrons will be relocated to the first floor and some minor internal alterations to access the manager's flat will be carried out.

Amount

'How much would be built on the site'

The new kitchen will be located in place of the lean-to structure and garden/yard of the original No.119 Kew Road property. The extension will cover an area of 26.5m² including the space for the existing store which has been demolished.

The extension to the bar involves the partial rebuilding of an existing single storey infill addition with a small extension to the rear which will cover an area of 4.6m².

Layout

'How the Building, public and private space will be arranged on the site and the relationship between them and the buildings and spaces around the site'

The new kitchen is located to the rear of the property which has been moved backwards from its current location. The existing kitchen extract duct runs up the rear of the building to roof level and this will be retained and a new connection to this duct will be made internally and ducted internally to the new cooker extract canopy location.

The extension to the bar is a small addition formed of the existing terrace between the existing rear additions. This will provide a larger opening to the rear wall into the garden for new sliding doors into the beer garden.

The new toilets for the bar will be relocated to the first floor with the introduction of a new external mean of escape staircase from the half landing off the existing internal staircase down into the existing beer garden.

The front elevation will have the re-introduction of new entrance doors to No.119 Kew Road which was the original location for this half of the building before the conversion in 2000.

Scale

'How big the buildings and spaces would be (their height, width and length)

The new kitchen extension will be 4.45 to 4.65 x 5.3 to 6.4m with a roof height of 3.0m.

The new bar extension will be 2.53 x 1.72m with a roof height of 3.0m to match the new kitchen.

The escape stairs will exit the building at 1.46m above ground level and will be 0.9m wide x 2.8m long.

Landscaping

'How open spaces will be treated to enhance and protect the character of a place'

The existing beer garden will largely remain intact by this application with paving, planted borders and shrubs which will all be enhanced. A new lowered terrace and steps to the rear of the new bar extension will be introduction which will be paved to match existing.

Appearance

'What the building and spaces will look like for example, building materials and architectural details'

The new kitchen extension will be cavity wall construction with external facing brick in second hand yellow London stocks to match existing.

The new roofs will be covered with a grey high performance single ply membrane.

The new bar extension will fit between the new kitchen extension and the existing rear addition. The rear elevation of the extension will be formed of sliding bi-fold doors which will be in a natural hardwood finish.

The new entrance doors to the front elevation will be designed to match the existing doors to No.121 Kew Road.

The new escape stairs from first floor will be black painted metal structure and railings.

Access

Access to the property is restricted at the front by the existing single step threshold from the street into the bar .

Access to the beer garden is restricted by two steps due to the lower internal floor level.