

THE RAILWAY INN P.H
(Greene King Pub Partners)
127 Station Road, Hampton, Middlesex, TW12 2AL

Planning Design & Access Statement

DESIGN COMPONENT:

08 / 0383 / FUL

The building is a public house set over two storeys with an overall site area of approximately 423 square metres.

The property is situated on Station Road.

The site benefits from being located a short distance from Hampton train station and there are several bus stops along this stretch of road.

The surrounding properties are made up of various blocks of flats and small shops.

We have been asked by our clients Greene King Pub Partners to apply for planning consent to install a timber framed, polycarbonate roof structure to the existing patio area at the rear of the site to create a covered area that can be utilised throughout the year and to conform to the current smoking legislation that has been enforced.

USE:

The main use for this area is to form an external smoking area for the patrons of the site but that also benefits as a covered area for drinking in the inclement weather.

AMOUNT:

The total area of the proposed structure will be 12.6 square metres. This structure will be situated on the existing outside drinking area.

LAYOUT:

There is to be no other alterations to the current layout of the premises within this proposal.

SCALE:

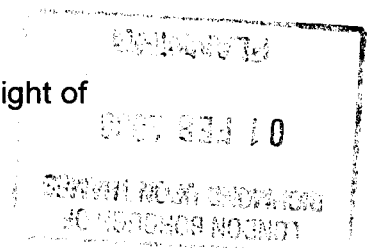
The new structure is approximately 5.0 m x 2.5 m with an overall height of approximately 2.8m.

LANDSCAPING:

The site currently has a garden area to the rear that is mainly paved with a timber decked area. There are planted beds to the boundaries and the site does benefit from planted tubs. There is no intention within this proposal to add any further planting or landscaping.

APPEARANCE:

The materials to be utilised in the proposal is a timber framed structure with a polycarbonate roof over.



ACCESS COMPONENT:

00.0383 / FUL

There are currently no parking facilities for the patrons of the site due its location. There is however parking to the side of the property for the owners.

The site does not currently benefit from a level access into the premises from the main entrance and there are no disabled toilet facilities currently present.

There is no intention to carry out alterations to provide disabled facilities in this proposal.

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