

PROPOSED EXTENSION TO PROVIDE A NEW FUNCTIONS ROOM AND ROOF TERRACE AT THE SUNNY HILL VICTORIA ROAD WHITEHAVEN

DESIGN AND ACCESS STATEMENT

Design Report

AMOUNT OF DEVELOPMENT

The proposals seeks to provide a new small single storey functions room with a roof terrace over on the south west side of the premises.

LAYOUT

The new extension will be built over an existing outdoor beer garden, with access from the existing ground floor of the pub. Existing toilets are close to the new facility within the existing pub. On the first floor over the functions room, the roof terrace is accessed from the lower beer garden by means of a new staircase.

Privacy is provided for the new roof terrace and also overlooking from dwellings on Victoria Road, by way of a new screen wall, 1800mm high, on the south east side of the extension.

SCALE

The scale is single storey with the new roof terrace on top of the flat roofed functions room. Its width and length are governed and fixed by the size of the existing beer garden. For this reason, it is not a large extension, and contained within the area of the lower sunken existing beer garden.

LANDSCAPING

Some soft landscaping could be introduced into the roof terrace area, which would soften the impact of the proposal. Any new landscaping would be maintained by the applicant.

APPEARANCE

Its external appearance will be smooth rendered coloured grey to match the existing building, with glazed balustrading over on the roof terrace and solid screen wall on the SE side.

Access Report

VEHICULAR AND TRANSPORT LINKS

The site is on bus routes and the town centre of Whitehaven is only a short walking distance away.

Emergency vehicles such as Fire and Ambulance can access the premises directly from Victoria Road.

PROPOSED PARKING

Currently the existing car park holds eighteen car spaces, which can be increased to twenty one if required. On street parking is available on parts of Victoria Road. It is also envisaged that if the functions room is used, guests would travel to the site by bus or leave in taxis. The extension will cover an existing busy beer garden, so will not hugely increase the numbers of customers using the site.

INCLUSIVE ACCESS

Access to the new functions room is via the existing premises and it is proposed that all areas will meet with Part M of the current Building Regulations. Access to and through the functions room will be afforded to all persons regardless of age, disability or social grouping.

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