

Design & Access Statement

June 2014

**Wetherspoon Plc.
Land off Comet Square, Comet Way, Hatfield – AL10 0XY**

Proposed new public house development and associated works.

Introduction

This design and access statement has been prepared for J D Wetherspoon in support of the planning application.

The statement assesses and evaluates the site and its context, to record the local character and circumstances.

It provides a description of proposals and explains the principles and concepts that have informed the design development to date.

It explains how inclusive design principles are incorporated into the development to allow everyone to be able to conveniently use the places created.

Site details & Proposal

The site known as land off Comet Square is contained within in this planning application. The site is currently vacant and has a total area of 1503m².

Planning history dictates outline approval for the site was granted in 2005 (S6/2005/675/DE) with some but not all matters reserved. Following this, the previous architects submitted a feasibility enquiry to the L.A. circa 2007. And Mr S. Chivers was in consultation. The conclusion was to submit a full application.

Supporting documents

This Design and Access Statement forms part of the above named planning application and is to be read in conjunction with the following related submitted documents:-

- 7127 – 200 General arrangement plan (A1)
- 7127 – 201 Site plan (A1)
- 7127 – 202 Elevations (A1)
- 7127 – 203 location reference (A1)
- 7127 – 204 Sections (A1)

Site Location

The site is located on a corner plot facing onto The Carpark, flanked by Comet Way.

Proposal

Proposed external works:

The proposal is to form a structure to loosely resemble an aircraft hanger, this design approach has been taken to project a modern and uplifting building and equally subservient the surrounding structures.

It is proposed to project a single storey flat roofed customer area with a raised second storey to one side to form the customer toilets and staff facilities. Above the customer area, on the flat roof, a mechanical plant area is to be formed with 12 no. A/C condensers facing South east. This area is being created to keep the noise emissions from the plant to a minimum and direct the noise attenuation away from residential properties.

A new dedicated refuse store is to be formed at the eastern boundary as shown on the plans. The new beer garden will be enclosed by a stainless steel and glass balustrade and planter box screening with up lighters. The beer garden is to be securely enclosed and landscaped with hard paving, astro turf and drift planting with wood chipping finishes.

There are 5 no. Existing decayed trees within the site, an arboriculture report is attached to initiate their removal.

Proposed internal works:

New solar / heating and ventilation systems will be installed throughout. Interior fit-out and decoration to JDW specifications and Building Control requirements. The internal works will be to a high specification 'fit out' providing a very usable space capable of meeting our clients needs.

Scale

The current site area is 1503m², the proposed new development has a ground floor area of 695m², with a first floor area of 197m². The finished ground floor level is to be set at 75.000. the site is relatively level with falls of no more than 500mm across the whole site. The total height of the development is 8.500m with the mass bulk of the structure set at a height of 6.550m. The proposed internal customer area is 393.7m² (4237 Sq Ft) with the beer garden at 619.1m² (6663 Sq Ft) - 30% is to be smoking with 60% non smoking beer garden.

Environmental Sustainability

The associated specialist trades involved in this project are all aware of the need to source and work with sustainable materials and processes wherever possible, with locally sourced labour and materials used where practicable.

JD Wetherspoon is actively involved in making their properties as energy efficient as possible. High levels of insulation, low energy lighting, sustainable or recycled timber products, energy efficient glazing and heating systems are all high priorities.

Access

As stated the development is on a level site, a disabled access will be incorporated into the design. This will be retained as it conforms to current legislation (Disability Discrimination Act and Building Regulations Part M).

Internally, access routes will be level between different areas with minimal changes in level between the entry point and entrance storey.

Materials

Samples of all new materials and paint colours to be used in this application will be made available as and when requested if required

Conclusion

This proposal presents an opportunity to bring a viable, sustainable upgrade to this vacant building plot. The contribution this site makes to the quality of the area can therefore be considerably enhanced by this development.

The external appearance will be maintained and respectfully with all works discussed with the local authorities.

A separate planning application for signage will be submitted, respecting the buildings appearance and the surrounding area.