

18 AUG 2009

S6/2009/1479/FP



JOHN ROGERS

DESIGN

Planning Design and Access Statement

The Cock O' The North (Bell Bar, Hatfield, Herts, AL9 6NA)

Site

The Cock O' The North is a pub restaurant situated on the Great North Road between Hatfield and Potters Bar. The trade area is located on the Ground Floor of the premises with manager's accommodation over.

Use

Our client, McMullens & Sons, have asked us to re-plan the layout and apply for planning permission for a new plate glass lobby centrally located to the front of the premises to form a new main entrance. We propose to form new oak bench seats and tables to the front elevation with tensioned canvas awnings over with heating and lighting under to create a new more interesting elevation and to improve the 'kerb side' appeal. We are also applying for Display of Advertisement Consent to replace the existing signage to the front elevation with new individual cut-out letters and motives fixed directly to the masonry of the building.

Amount

The new glazed entrance lobby is to be contained within the curtilage of the existing building so that no new floor area is to be created.

Layout

The layout currently comprises a ground floor bar and restaurant with kitchen and toilet facilities together with ancillary accommodation. The first floor comprises of manager's accommodation. No alteration is envisaged to the manor in which this public house is operated, although there may be slightly more reliance upon the sale of food with a drink.

Scale

We do propose to form a new plate glass main entrance lobby into the front elevation of the premises which will involve the demolition of part of the existing front wall structure to create an opening. The new doors into the premises will have a clear opening width of 900mm to provide access for physically impaired persons with ramped access to comply with current Building Regulations.

Landscaping

We are not proposing to alter any of the existing landscaping within this application, though some planting immediately adjacent to the building will be removed in favour of the new external seating area.

Appearance

We consider that the proposed entrance lobby and external seating with awnings over does not conflict with any local planning issues and sits comfortably with the architecture of the building and its rural surroundings.

Access Component

The existing facilities for physically impaired persons are to be maintained and the layout has been designed to ensure that access throughout are convenient to all. The new doors into the premises will have a clear opening width of 900mm to provide access for physically impaired persons with ramped access to comply with current Building Regulations.

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