

*The creative difference.*

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## Design & Access Statement For Variation of condition application

October 2015

**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 variation of condition application submitted. The statement outlines the alterations/amendments proposed from the plans and drawings approved - S6/2014/1443/FP.

### 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 - U
- 7127 - 202 - K
- 7127 - 430 - F
- 7127 - 431
- 7127 - 432 - A
- 7127 - 433
- 7127 - 434
- 220914/001/SJT REV B



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## Proposed amendments/alterations

### Proposed external amendments/alterations include:

1. Staff room window installed in North West Elevation to allow natural light into the room.
2. Second set of double doors removed from cellar on North West elevation because they were not needed.
3. Service cupboard external double doors added on South West elevation for access purposes.
4. Glazing in doors on North West elevation removed for safety and security reasons.
5. Solar panels removed on roof due to cost/budget restrictions.
6. More downpipes required for roof drainage so downpipes and hoppers shown on North West and South East elevations.
7. Vertical and horizontal external and internal lattice beams removed where shown for cost, aesthetic and structural reasons.
8. External sun shades removed from above glazing as an alternative glazing option was used and to save costs.
9. External approved steel and glass balustrade removed and replaced with 1100mm powder coated steel railing (as shown on plans).
10. Front safety bollards removed and replaced with powder coated steel railing.
11. Covered external smoking area changed and replaced with retractable covered area.
12. Various landscaping alterations to include Raj, Indian stone flags over all beer gardens, sleeper style walls, tree specification and locations, acoustic wall added, refuse store changed, drop kerbs added, herringbone pattern granite paving to rear. These were all made because of unexpected site levels, aesthetic reasons, comfort and space reasons and to enhance the user experience.
13. Bi-folding doors added to South East elevation.
14. Minor internal amendments and alterations made on site.

## Reasons

These changes were made on site due to difference in ground levels, cost/budgets restrictions and health and safety.

## Scale

The overall size of the proposal has not changed.

## 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.



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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 is a variation of condition application which proposes various alterations to the approved scheme to help improve the appearance, comfort, practicality, safety and experience of the public house for the future users.

