

Design & Access

Statement

The Black Bull

Victoria Road
Ruislip
HA4 0EF

On behalf of The Black Bull Pub Company



The Site and Surrounding Area

Existing site

The application site is: The Black Bull, Ruislip, HA4 0EF. The pub stands on the corner of Victoria Road and Torcross Road, just in to South Ruislip where the Yeading Brook, 200m north of it, is the dividing line between

Ruislip Manor and South Ruislip.

The Proposal

We are seeking consent for alterations to the existing covered drinking areas, and landscaping alterations to the current grassed beer garden including the provision of further covered external seating. The proposal is for the following works

1. Level, by the use of separate terraces, the existing grass area, form retaining walls in masonry with render face and also with timber sleeper planters. Upper terrace to have flagged finish, mid-level to have grass with individual seating pods in flag. Lower terrace to be flagged.
2. Build timber framed mono pitch seating area with fixed timber bench style seats to upper terrace on the south east boundary with corrugated roof. Provide lighting within the individual booth seating bays
3. Build timber framed pergola style covered seating areas to upper terrace with clear polycarbonate roof with festoon lighting to underside of the timber frame.
4. Build timber framed pitched roof covered seating areas to north east boundary, with internal lighting to each individual booth.
5. Extend the existing covered are to the north east elevation, accessed from the existing external doors, roof to be a mixture of solid corrugated sheet and clear polycarbonate sheet.

The Design

The proposed alterations have been designed with consideration to the existing building and their surroundings the materials specified are sympathetic to the host building. The addition of level terraces allows for greater access and a more usable garden space. Covered structures including the pergolas, lean-to and hut style structures allow for customers to use the space during mild inclement weather.

Access Statement

Access to the pub remains as existing with route from the front and side of the premises. All car parking will be retained as existing.

Summary

The proposed work will not affect or damage the fabric of the existing site. The external alteration will provide more covered external dining/ drinking space, a must for the post pandemic hospitality industry.