Design & Access Statement

Proposal: Smoking Shelter

Site: The Swallow Public House, Long Lane, Hillingdon

Applicant: Ms T.Symons & Mr A McLister

Council: London Borough of Hillingdon

Date: May 2009

Site

The Swallow public house is situated to the east side of Hillingdon station with the frontage set back from Long Lane, a main access route off the A40. Long Lane is a busy thoroughfare particularly during peak traffic hours. There is limited pedestrian activity as there are no residential properties in the immediate area and a well used bus route exists serving a stop outside the public house with an adjacent taxi rank. These services primarily exist for local access to Hillingdon underground station.

The site comprises a large two storey Elizabethan style building with hard external landscaping at street level. This building has brown brickwork to the ground level with white painted render & dark timber framing above this level. The area to the rear of the public house is at a much lower level and as such does not provide any use for the patrons of the inn.



A - Front elevation of the Swallow Inn with smoking shelter in foreground



B - View looking south (Long Lane to left side)

Proposal

The shelter is wholly contained on land within the ownership boundary and does not extend onto the public highway. The shelter has seating and heating & lighting for all year round use and is easily accessed from the main building.

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Design
The smoking shelter consists of a dark timber framed structure with a duo pitched tiled roof in keeping with the existing furniture, provided for patrons, to the front of the main building.

The photos below and the plans included in this application show this in more detail. In accordance with the current smoking legislation the covered areas of the shelter would form less than 50% of the whole enclosure.



C - View of shelter (south east elevation)



D - View of shelter (south elevation)

N.B – the current proposal differs from the above views in that the south elevation wall will be absent and the glazing to the east elevation will be replaced by larger permanent openings.
(Refer to drg MB/AM/TSI/2009/01 for photo locations)

Access
Access is provided via means of an existing door opening out directly to the open west side of the shelter but not directly adjacent; thus avoiding smoke fumes from re-entering the main building. The south elevation of the shelter will also provide direct access to/from the existing hard paved seating area.

The proposal does not alter the principal access arrangements to the site or main building and as such maintains access for all.

Assessment
In our opinion the proposal does not have an adverse effect on the character and appearance of the area. The canopy provides interest and relief to the front of the building and in view of this we ask that planning permission be granted.

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