DESIGN AND ACCESS STATEMENT
Revised 06.02.2019

SITE
The Swallow
Long Lane
Uxbridge
UB10 9NR

Client
Star Pubs and Bars

1. Introduction

1.1 Proposal Description

Our client, Star Pubs and Bars is planning some minor modifications to improve the site. This application there for covers the following:

- New extension to increase trade space
- Improvements to the beer garden and carpark

1.2 Area

The Swallow is situated in Uxbridge, a town in West London.
The Swallow is a public house located just off a main road close by to a residential area amongst local amenities and is directly next to a Hillingdon Station.

1.3 Use

The Swallow is a local's pub with a successful trade. Internally the pub has a relaxed atmosphere with a traditional feel. The pub currently offers a variety of drinks, pub food, and a beer garden.
The proposed scheme will enhance the pub and improve the beer garden significantly, creating a desirable family friendly environment for the local community and passing trade to enjoy, year-round.

1.4 Economic, Social and Environmental Assessment

Our client believes that a pub is an important part of any community, as it offers a place for people to socialise and relax in an alternative environment to their home. The public house is very popular with the local community. Often the pub is one of the few places, which is inclusive to many areas of society Star Pubs and Bars would like to strengthen this into the area by offering improved internal and external facilities and improve the pub to be more suited to safe socialising, drinking and dining throughout. All proposals have been carefully considered to suit the building and the surrounding area.

The proposals within the application have been designed to offer an altogether safer and more enjoyable experience for all people visiting the pub, particularly people local to the area who will have a better facility to enjoy only a short distance away.

The proposed works will be carried out to our client's usual very high standards and will be promoted locally, creating interest around the site. People living within the immediate area are likely to want to experience the improvements to The Swallow, along with customers from further afield using this as a destination pub. The residential dwellings nearby will encourage people to walk to the site rather than driving to other pubs further away from the area which may already have a better appeal to customers. This encourages people to spend their money locally to help this business succeed. As the pub is located close by to a main road in a busy area, if locals were to use this pub rather than a further afield pub, the immediate local environment and road safety issues would be improved whilst at the same time discouraging people from drink driving.

The proposals in this application will enhance the establishment which offers a great service to its customers in terms of drinking and dining, but without detracting from the existing characteristics of this site and the local area. Society is more understanding of good design and therefore expectations are now higher than before. Along with this, people have a better understanding of good service. Our client respects this and therefore feels that the alterations outlined in this application will be essential for the development of the pub and its business.

The alterations and additions will be carried out to our client's very high standards, taking into consideration the surrounding area. The proposals will inevitably lead to an improved pub as the facilities internally and externally will be enhanced to allow customers to drink, dine and socialise throughout in a safe environment.

2. Design Principles and Concepts

2.1 Amount and appearance.
The proposals in this application include the following

External upgrades including:

- Allow for single story brick-built extension with felt covered parapet roof, timber double doors and timber framed windows. Surface water to discharge into 75mm diameter rwp. Allow for new lights to new positions to front elevation.
- Allow for 1000mm High balustrade/handrail to entrance of new extension formed from 25 x 25mm powder coated rolled steel, securely fixed to floor & wall to new steps.
- One set of double doors to front elevation to be locked shut

Improvements to the beer garden to include:

- New planters to match existing
- Allow to demolish sections of balustrade
- Allow for section of resin bonded finish

Improvements to the carpark to include:

- Provide new compliant metal fire escape/ access staircase in same location to be like for like (existing staircase is not compliant)
- Allow for sections of 1800mm high fencing and gate
- Allow for section of 1800mm high decorative metal fencing
- Allow to remove sections of fencing

2.2 Layout
The footprint of the building will be increased due to the new ground floor extension. A new double doorway will be formed to allow access from the new extension directly in to the beer garden. One entrance to the pub will be locked shut to police the site.

2.3 Scale
The proposal of the works to the external area have been carefully planned out to suit the beer garden and surrounding properties. The design is of a scale suitable for this establishment and will enhance the site.

3. Access

3.1 Access to the Transport Network
As this is an existing site, the existing transport network will be retained.

Car Provisions
There is a carpark to the rear of the site for use of customers

3.2 Inclusive Access.

All main accesses to the pub have been retained to ensure that all people can use the facilities provided by our client. This development is no different and which is why these proposals have been designed to guarantee that this is a user-friendly site for abled and disabled customers and any improvements comply with both the local planning policy and the Disability Discrimination Act (DDA) 1995.

The final design proposal has been reached to ensure improved facilities not only for the pub but also for the wider community to ensure that the facility creates a more attractive amenity for the area.

The proposal is of a design, layout scale and mass compatible with the locality and any neighbouring buildings and spaces to satisfy the terms outlined in the planning advisory documents provided by London Borough of Hillingdon.

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4. Consultations

Our client is happy to speak to all neighbours and any other parties, who wish to discuss the proposed plans. However, to this point, no specific consultation has been carried out.