

Design and Access Statement

Address: The William Hardwicke
12 High Street
Bognor Regis
PO21 1SR

Reference: *Change of Use of Part of the Existing Car Park to Pub Garden and Erection of 4 No. Semi Enclosed Seating Huts, Addition of Servery to Existing Kitchen as External Bar and Associated External Works*

This section includes 'Design and Access' material, required to be submitted as part of a Full Planning Application.

1. Design and Access Statement

Context

- 1.1. The William Hardwicke public house is situated on the High Street, one of the main roads in the town centre of Bognor Regis running in a West-East direction. The building is Grade II listed and lies within the Town Centre Boundary.
- 1.2. The pub is a two storey building, including its basement level, of brick and rubble stone construction. At basement level is the beer cellar and stores, at ground level is the trading area, bar, kitchen and WC's. The first floor accommodates the office as well as the living quarters for the pub's general manager. Externally, there is some customer seating at the front alongside the pavement. To the rear of the pub is a paved garden area behind which is a small car park, accessed from a small side road which feeds on to High Street. The owners of the property, Star Pubs & Bars, possess the freehold.

Proposal

- 1.3. The proposal to extend the pub's garden into part of the existing car park to the rear. The current car park is not of a useful size particularly given the number of people travelling to the pub by car. Because the beer garden is incredibly popular with customers and accounts for a vast proportion of the pubs weekly takings, it makes commercial sense to try and expand this arm of the business. Equally, from an operations perspective it assists with easing problems with car parking and maximises the potential of the garden offering.

Part of the design for the extension of the garden is the installation of 4 no. timber huts. These will sit along the back wall of the garden arranged in a row and will sit flush on top of the decking. See image below for a typical (but not exact) sample of the proposed huts.

The change of use of external area, from car park to drinking area resulting in 51sq.m additional drinking area. Part of the design for the extended garden includes the addition of an external service hatch formed within an existing opening to the back of house/kitchen area which at present is boarded up. This will accommodate the new external bar hatch which will service the extended garden.

It is proposed that the height of the existing pergola is to be reduced from 3.2m to 2.6m and it is to be extended by one bay at a subservient height of 2.25m.



Image indicating typical formation of timber huts (not exact)



Image showing extents of new beer garden extension into existing car park at rear of property



Pergola to be lowered and extended by singular bay



Rear of outdoor seating area as existing



Image showing existing back of house area

Supporting Documents

This Design and Access Statement forms part of the above named application and is to be read in conjunction with the following related submission documents;

- *E000_Location Plan*
- *E001_Existing Block Plan*
- *D001_Proposed Block Plan*
- *E100_Existing General Access Plan*
- *D100_Proposed General Access Plan*
- *E300/D300_Existing and Proposed*
- *E301/D301_Existing and Proposed*
- *E302/D302_Existing and Proposed*
- *D500_Proposed Hut Details*
- *D501_Proposed Seating Detail*

Amount and Layout

- 1.1. The huts will be of a typical timber garden shed construction with walls to three sides and a pitched asphalt roof over. The fourth side will be open. Each hut will measure roughly 1.90 x 2.00m in footprint and reach about 2.75m in height. Each will be lit by a single pendant light and furnished with a table made from reclaimed floorboards and fixed to the floor. They will have an applied paint finish internally but a plain timber finish externally.
- 1.2. The proposed alterations to the external seating areas have been carefully considered to provide a layout acceptable to the business' needs whilst maintaining the original character of the building. Through careful use of good quality materials and workmanship, the proposals are intended to complement and enhance the setting of the original building. The design has made the service access more readily accessible and separate from the customer area.

Scale and Use

- 1.3. As mentioned, the property owners, Star Pubs & Bars possess the freehold for the site and therefore own and manage all parts within the demise. This includes the car parking spaces to the rear of the pub. This application seeks to take over two existing car parking spaces and incorporate it into the garden of the pub. All of the land is associated with the pub and its use class and is therefore deemed to be A4 – drinking establishments.
- 1.4. The use of the pub garden is already restricted to certain hours and is always closed to customers by 00:00. This is with consideration and as a courtesy towards the nearby residential neighbours. They are licensed until 02:00 at weekends (00:00 on weekdays).
- 1.5. The proposals are intended to enhance the external building from the rear generally and promote external dining in the outdoor seating area. The scale of the proposals is considered to have minimum impact on the original building.

Landscaping

- 1.6. It is proposed that the extended pub garden will have a raised decking area laid over the existing area of hardstanding. The garden will be enclosed by a new boundary fence to separate it from the remaining car park. New planting, mainly in pots, will be arranged accordingly around the space.

Access

- 1.7. Access to the car park will remain as per the current arrangement. Access to the outdoor seating area will be from the pub only; there will be no direct access from the car park (only egress in the event of an emergency).

A new fire escape gate is proposed and is noted on the supporting drawings, these are to be kept clear at all times. Access for deliveries will be unaffected by the

proposed layout, instead creating a separation from the outdoor customer seating area.

Materials

Samples of all new materials and paint colours to be used in this application will be made available as an when requested if required.

Flood Risk

- 1.8. According to the environment-agency.gov.uk, the property is not located within a flood zone. In any case, the proposed alterations do not increase the risk of flooding.

[End]