ARUN DISTRICT COUNCIL
No. 4 50 07 L
RECEIVED 5.6.07

DESIGN & ACCESS STATEMENT

SHOULDER OF MUTTON

Assessment
The proposals for the scheme are as follows:

Creation of non vehicular access through existing garages.
Re landscape of rear gardens in order to provide secure customer parking area including provision of disabled parking facilities.

Current Usage
The Shoulder of Mutton & Cucumber is an existing public house located in the village of Yapton. Due to it's close proximity to the main road & lack of parking the public house is difficult to visit as there is no other suitable car parking nearby. The garages to the side of the property are currently unused. To the rear of the public house there is a large & mainly unused garden area.

Proposed Usage
It is proposed to create new vehicular access through partial demolition of the existing garages albeit the existing garage roof will remain untouched. The proposed car park to the rear will provide secure parking area for customers and improve the public house as a local amenity.

Development Area
The proposed development will be confined to the external areas as indicated in drawing. 411-07-P02.

Site Layout
Under these proposals the external site layout will change due to the introduction of the car parking area & access ramp. Aside from this the only material alteration to the existing building is the partial breaking out of garage walls to provide vehicular access.

Appearances
The non ramped access & car park will receive a tarmaced finish & all new fencing will be of a traditional timber close boarded construction.

Access
Currently the site affords no customer parking except for 3-4 spaces located to the front of the property. This parking however is not ideal as it forces patrons to reverse out onto the main road which is on a bend outside the public house and affords poor visibility.
These proposals will provide safer vehicular access to the site. Disabled parking facilities which are currently unavailable will be provided within the rear car park. These parking facilities will be located close to the rear entrance to the public house.