

THE CLOCKHOUSE P.H
(Greene King Pub Partners)
82 Leatherlane, Clerkenwell, London EC1N 7TR

Planning Design & Access Statement
Revision A

DESIGN COMPONENT:

The building is a Grade II Listed public house set over three storeys with a site area of 85.5 square metres. The whole of the ground floor is taken up as the licenced premises and due to its high street location does not have the benefit of any outside drinking area.

The pub is situated on the corner of Leather Lane and Hatton Wall. The surrounding properties consist mainly of A1 use shops and offices and there are train stations situated within a short walking distance of the site. The area also benefits from many hospitality sites which attracts the office workers at lunch times.

Leather Lane is currently used as a market street from Mondays to Fridays starting at 9:00a.m. The market having been around for the past 300 years. We have been asked by our clients Greene King Pub Partners to apply for planning and listed building consent to install a manually operated retractable awning to the Leather Lane elevation.

We are also proposing to reinstate the existing doors which have currently been blocked up internally and have timbers applied externally to replicate the adjoining window profile.

Many of the retail sites situated on Leather Lane have retractable canopies installed to their shop fronts.

USE:

The main use for the new retractable awning is to create a sheltered area for external drinking for the patrons of the site.

AMOUNT:

The proposal is for 1 no manually operated wall mounted retractable awning positioned within the existing fascia line fascia with a soffit height of approximately 2.135m. The awning is to be approx 5m wide and is to have a projection of 2.0m.

LAYOUT:

Other than the reinstatement of the existing doors there are to be no other alterations to the layout.

SCALE:

The awning is to be 5.0m wide with a 2.0m projection. The soffit of the canopy at its lowest point is approximately 2.135metres. This would give clearance to any pedestrians passing through this area.

LANDSCAPING:

Due to the high street location there is limited space for any landscaping. The site does however benefit from several hanging baskets to each of the elevations. There are no new proposals for any additional landscaping within the scheme proposal.

APPEARANCE:

The awning casing is constructed in timber to give it an authentic look. The canvas awning fabric is available in a wide choice of colours and if required an approved colour reference could be a condition on an approval should the application be recommended for approval. The arms are made from black iron to suit the site conditions.

The existing doors which are to be reinstated will be repaired and overhauled to fully match the existing and new brass ironmongery will be incorporated.

APPRAISING THE CONTEXT:

Assessment:

This proposal does not appear to undermine any local planning policies.

We do feel that the proposal is in keeping with its surroundings and is not detrimental to the current street scape and nor does it undermine any of the adjoining properties.

ACCESS COMPONENT:

The proposal incorporates the reinstatement of a pedestrian access off of Leather Lane which will have a small stepped approach as the existing.

There are no parking facilities to the premises and deliveries are undertaken from the Hatton Wall street where the current cellar flaps are situated.

Vehicular access to the area is limited during the hours that the market stalls are in operation.

LISTED BUILDING APPRAISAL

In respect to the Government Policy on listed buildings set out in the guidance document PPG15, our proposals have taken into account the setting of the existing listed building and by their form and size we feel our awning and reinstatement of the door has no undue effect or detriment to the existing building.

The listed buildings historic interest is not under any threat from these proposals and the internal areas are not being altered within this scope of works apart from the minor cosmetic works required where the doors are to be reinstated.

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