

2012/392



DV ARCHITECTS

## **JD WETHERSPOON**

### **DESIGN & ACCESS STATEMENT**

For

**PENDEREL'S OAK, 283-288 High Holborn, Holborn, Greater London,  
WC1V 7HP**

**Planning Permission for External Alteration to existing Public House side Frontage, Internal redecoration to front Lobby space and alteration to existing External seating area to rear of the property.**

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## **1.00 INTRODUCTION**

1.01 Design Venue Architects Limited are acting on behalf of JD Wetherspoon providing advice for the proposal of external alteration to existing pub side frontage, internal redecoration to existing lobby space and reconfiguration of existing external seating area of the Penderel's Oak public house in Holborn, Greater London.

The works as described below are necessary in order to revive the existing side frontage to the property and update the visual appearance keeping in theme with the existing frontage being retained. JDW wish to use this opportunity to change internally and externally to the property for their growing trade as shown on attached plans submitted with this statement. The proposals as described below is part of the existing building footprint and does not involve any extension works.

1.02 This Design and Access statement has been prepared to accompany the Planning Application.

1.03 The application set includes the following supporting information:

1. Design and Access Statement
2. Drawings

## **2.00 USE**

2.01 The application site, as shown and highlighted on the Site Location Plan, is located on Penderel's Oak in Holborn, Greater London.

2.02 The property is currently being used as a public house under the management of JD Wetherspoon.

## **3.00 WORK PROPOSALS**

3.01 Existing glass blocks forming the frontage on the side of the property to be removed and replaced with new bi folding windows. Proposed bi folding windows to be timber to match existing appearance of the property.

3.02 Existing timber fire exit doors to the side of the property frontage to be removed and replaced with new timber and glazed doors to match those as used at the front of the property.

3.03 Existing railings to the side of the property to be reduced in size and drinks shelf to be installed as indicated on existing and proposed elevations drawing number 392-102.

3.04 Internal redecoration to occur to the lobby area as shown on the proposed plan. Existing glass blocks to also be removed and replaced with glazing as indicated on drawing 392-103.

3.05 As shown on Proposed Internal Elevation B-B section of wall to remain open but lower half of wall to have glazing with handrail fixed to the top of it.

3.06 Area of lobby to be redecorated and repainted in a lighter colour. Colour to be confirmed in due course.

3.07 Existing steps to be removed and replaced with a ramp so that any person with disabilities can gain access to the upgraded external seating garden to the rear of the property. Please refer to drawing 392-101 for more information.

- 3.08 Existing external garden area to the rear of the property to have alterations. Existing disabled platform lift to be removed and area to be infilled. New garden furniture required and covers increased.  
Please refer to drawing 392-101 with regards to proposals.

#### **4.00 LAYOUT**

The proposed works affect the external appearance to the side of the property. Internal changes are required and as described in the paragraph and attached drawings.

The physical footprint of the site remains unchanged as the proposed works are within the existing boundary.

JDW wish for the works to occur as part of scheme to upgrade existing public houses and Penderel's Oak is a prime example.

#### **5.00 ACCESS**

- 5.01 Description of development.

External alterations to existing pub side frontage, internal redecorations and upgrade of existing external seating area at Penderel's Oak public house in Holborn.

- 5.02 Design standard follows.

Building regulations including approved document M.

- 5.03 Philosophy and approach.

The existing public house will remain un-altered. The only major change internally is where we remove existing steps and replace with a new ramp so any person with disabilities can gain access. The existing delivery route and access to the property will remain as existing and is unaffected by the proposed alterations.

#### **6.00 SCALE**

The proposed external alteration to existing pub side frontage, internal redecoration and external upgrade is within the existing building footprint and does not involve any extension works.

#### **7.00 SOURCE OF ADVICE AND CONSULTATION**

All will be designed to comply with the Building Regulations and Part M.

**An Access Statement will be presented to JD Wetherspoon and will form part of the Operation Manual to be fully integrated into the long term management of the building.**

