

DESIGN & ACCESS STATEMENT
for
PERGOLAS AND ROOFED PICNIC BENCHES WITHIN GARDEN
at
THE EDINBORO CASTLE, CAMDEN
LONDON, NW1 7RU



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INTRODUCTION & BRIEF

This Design & Access Statement has been prepared to support a planning application for the construction two timber pergolas and covered picnic tables within the main garden of an existing Public House at 57 Mornington Terrace, Camden.

The statement has been prepared by McCarty Associates on behalf of Mitchells and Butlers Retail Ltd who operate the Edinboro Castle.

The Grade II public house is situated within the Camden Town Conservation Area, close to the High Street shopping area and Camden tube station.



USE

The building is currently used as a Public House with its trading area upon the ground floor, and ancillary storage within the basement. The upper floors have been previously converted to separate residential accommodation.

Access into the unit is directly off the highway to the front, with secondary access through a double gate into the garden to the side. The garden mainly consists fixed timber booths and loose timber furniture. The northern boundary with Mornington Terrace is heavily landscaped with numerous mature trees, many of which are subject to TPO's. The southern boundary is the main Euston railway line.

APPEARANCE

The mid 19th Century building is of brick construction with stucco finish and is three storeys high plus basement. It has a slate roof behind brick parapet walls to the main building with single storey flat roof sections to the rear.

The building's joinery is currently decorated in off-white on the upper floors with cream render; the lower level timber façade is in a bright green colour including doors.

DESIGN

The Edinboro Castle will remain a Class A4 public House.

The layout of the site and building will remain as existing.

The proposal is to replan the garden area to make it more versatile/user friendly for customers use.

The covered picnic tables will be located along the line of the landscaped area on the northern boundary and will be largely obscured from the highway by the landscaping and timber boundary fence. They will be constructed from stained timber posts, felted tiled roof, timber seating and tables.

A timber and clear polycarbonate twin wall roofing sheet pergola will be constructed over the BBQ area adjacent to the garden bar servery as detailed.

The existing jumbrella will be removed and replaced with a timber and clear polycarbonate twin wall roofing sheet pergola.

There will be minimal impact on the scale of the building from the proposed pergolas and covered picnic tables, the majority being screened from the highway by the existing trees and landscaping. The appearance of the building and boundary treatment will remain the same.

ACCESS

The pedestrian access to the site will remain as existing and will be unaffected by the proposals. Bike racks will be provided for customers.

The majority of the internal trading area and garden is fully accessible.