

Article 4 (4) (d) of The Town and Country Planning (Development Management Procedure) (England) Order 2013 requires a Design and Access Statement should be proportionate to the complexity of the application but should not be long.

## **1.0 INTRODUCTION**

This application seeks full planning permission and demolition in a conservation area in the form of enhancing the existing outdoor drinking area.

The Eagle and Child is located in the Halewood Conservation Area (please refer to 1972 – Heritage Statement document for image references) which has been kept in mind for the alterations proposed in order to remain sympathetic to the area and existing building, all of which have been detailed in the accompanying plans, details and elevations.

The proposal is focusing on external works to develop the existing beer garden to the front and side of the venue. The following schedule of works will be:

*Extension to existing outdoor seating area and laying of new surface; erection of external bar, pergolas with fixed seating and covered walkway; new outdoor seating area with new fencing and service yard; erection of timber posts to accommodate external lighting; laying of new surface to overspill car park and erection of floodlight.*

## **2.0 CONTEXT**

The Eagle and Child under normal circumstances, trades as a pub serving alcoholic beverages and food with an internal dining and drinking space, children's play area to the right-hand side of the building and an external beer garden to the front.

It is a popular community local situated on the corner of Church Road and Court Avenue in Halewood Village, Liverpool. Due to the COVID-19 pandemic the pub has recently re-opened with alcohol and food service to internal and external areas.

## **3.0 AMOUNT**

The proposal is for a modest scheme to enhance the building from the main road to attract customers and tourists passing by, as well as to increase protection of customers who wish to sit outside by providing an extension of the cast iron bollard boundary to the edge of the drinking area with new metal chain.

The total internal area is 405 sqm, and with the proposals focusing on the external areas, this will not increase or decrease the area.

By extending the outdoor drinking area where the current children's play area is and losing 4 car park spaces, our proposal is to overspill into the car park adjacent (but still within site boundary) where a total of 11 spaces will be gained, thus gaining an extra 7 spaces for customers.

The overall site area is 3,655 sqm and will not be affected by the proposed works which are to remain within the existing site boundary.

#### **4.0 LAYOUT**

The existing layout of the building itself will be unaffected by the proposed works. None of these proposals will affect circulation or customer facilities provided at this established community local.

Overall, these changes (which are fully detailed on the accompanying plans) do not result in any significant impact upon the general layout of the building or areas of public access. These proposals are considered to be sympathetic and appropriate in nature to the building.

#### **5.0 SCALE**

The proposed works have been designed to follow the scale set by the existing building line and structure. The proposals do not to affect the hierarchy of the building or diminish any of the existing architectural features.

#### **6.0 LANDSCAPING**

The existing hard and soft landscaping on site will largely be unaffected, other than the proposed new flooring finishes (Indian Stone and Resin Bonded Flooring) which are being replaced on the existing beer garden to the front and children's play area.

No trees, hedges or bushes are to be removed for this scheme. Existing planting and hedges will be pruned and trimmed to suit the new scheme and maintained going forward. Any affected areas will be made good and matched to the existing materials.

#### **7.0 APPEARANCE**

The overall external appearance of the building will not be affected other than the proposed painting to the single storey extensions to the right-hand side of the building and would be decorated to suit the new signage scheme.

The proposals are modest in scale and design and are subordinate to the main building. All materials have been selected to match the existing finishes & character of the building, such as the use of feather edge timber cladding to the new bar to compliment the Tudor style of the building to the left-hand side to tie in with the existing features.

These proposals are therefore not considered to give rise to any material that are detrimental to the appearance of the existing building. The proposed appearance is considered to be sympathetic and appropriate in nature to the existing building and conservation area.

Due to the COVID-19 pandemic it's more prevalent to have an outdoor dining space, we are proposing to erect two pergolas with roof coverage with heating and lighting. The larger pergola will house a straight run of external quality fixed seating with loose furniture opposite, whilst the smaller one will house loose furniture only. The proposed pergolas will be constructed from h/w treated timber and triple polycarbonate roof.

A third pergola is to be erected to the rear of the pub to provide a covered walkway for staff serving food outside as there is no exit to the right-hand side of the pub through the trade area. Again, the materials for this will match the above.

Along with the pergolas, we are also proposing to erect an external enclosed bar cladded in painted feather edge timber to tie in with the proposed decoration for the single storey extension and felt roof. Due to the fact the main bar is situated to the far left area side of the pub similar to the reasons mentioned above regarding lack of exit to the right hand side of the building, this will be a permanent lockable structure to serve the heavy foot fall predicted for outside drinking and dining area. This will provide alcohol and snack for the customers who will be drinking/dining at the venue only.

As the building is currently set back from the main road, we are proposing 3-metre-high timber posts throughout the scheme to the front and side seated areas only which are to hold festoon lighting to ensure there is adequate lighting levels outside and to enhance curb appeal.

## **8.0 USE**

The use of the building and this site would remain unaltered as a public house. The proposed works are to enhance and improve existing customer facilities provided at this site, in order to help facilitate the on-going economic viability of this well-established operation by providing more seating for customers.

## **9.0 ACCESS**

Access arrangements into the building would not be altered as a result of these proposals. The main entrance remains onto the existing car park for ease of access for disabled customers and car park spaces will remain as existing.

The existing site boundary and car park access is to remain as existing.

The site boundary line has concrete posts equally distanced to the right side of the site along Church Road and no barrier to the left-hand side other than planting which follows around to Court Avenue.



*Image 1: View from Church Road showcasing the exposed site boundary.*

## **10.0 SUPPORTING DOCUMENTS**

1972-100 – Existing Plan  
1972-101G – Proposed Plan  
1972-200C – Existing and Proposed Elevations  
1972-202B – External Details  
1972-LOC-1 – Location Plan & Site Plan  
1972 - Design & Access Statement (this document)  
1972 – B - Heritage Statement

Any subsequent revisions/amendments requested by either the client, applicant or local authority, subject to discussion, will be issued to relevant parties if or when they are compiled.

*\*We hope this statement satisfies your requirements; please do not hesitate to contact us should you have any queries in connection with the application.*