

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 general access to the site boundary.

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 access and appearance to the boundary fencing. The following schedule of works will be:

Form new fencing to site boundary; block up secondary car park entry with new fencing and existing concrete collards to receive new solid timber sleeves with hit and miss timber fencing between. All fencing to be painted.

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 boundary fencing to the main road to increase protection of customers who wish to sit outside and ease access onto the car park.

The proposal focusing on the external boundary demise only will not increase or decrease the area.

The overall site area is 3,655 sqm with the focus on the 60 sqm boundary fencing all of which 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

No trees, hedges or bushes are to be removed for this scheme as the proposed boundary fence will be installed just before the grassed areas start as shown on the accompanying plans. 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 actual building will not be affected only the boundary treatment.

The proposal is modest in scale and design and are subordinate to the main building. All materials have been selected to be sympathetic to the existing finishes & character of the building, such as the use of using timber which will be painted to blend into the building.

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. .

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 journey provided at this site, in order to help safety aspects to access onto the property..

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 causes issues as the public cut through the car park from one end to another (Far right Church Road through to Court Avenue) and it has proven a problem for the pub in the past to monitor this from a Health and Safety, and security perspective and has been advised by local police authority to enclose the boundary.

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.

The proposal is to utilise the existing concrete posts to the right-hand side and provide hardwood timber sleeve posts over the concrete posts and fixed into place with low level timber fencing panels in between the posts. There are also currently two entrances to the car park side by side, and we are proposing to block one entrance by continuing the low-level fencing and posts to ensure there is ample car park flow.

Where there are no concrete posts to the left-hand side, we are proposing a low-level timber fence along Church Road continuing down Court Avenue.

Public access would therefore be for customers, staff and deliveries only going forward for Health and Safety, and security purposes.



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

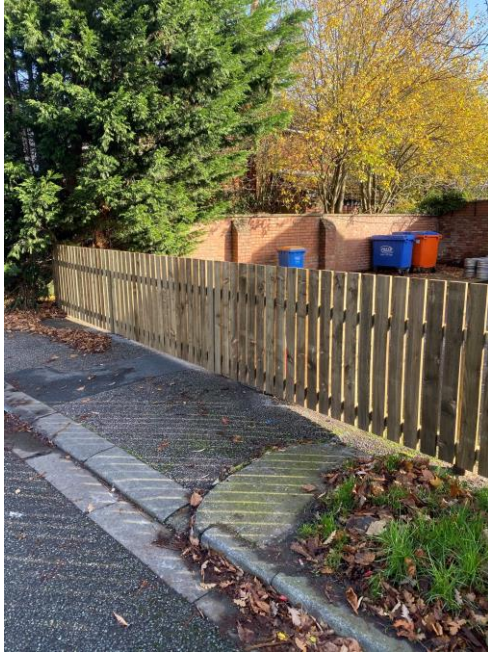


Image 2 & 3: Boundary fencing publican has installed to deter people from cutting through at the rear of the pub for security purposes – Court Avenue and Church Avenue respectively.

10.0 SUPPORTING DOCUMENTS

1972-100 – Existing Plan
1972-102 – Proposed Plan
1972-201A – Boundary Fence Elevations
1972-LOC-1C – Location Plan & Site Plan
1972 - Design & Access Statement (this document)
1972 – 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.*