Design and Access Statement

Scheme	The proposal is to form a new rear entrance ramp, form new door to rear for disabled entrance, retain window frames and make good with new glass, frost WC windows and replace glazing with clear glass.
Address	The Kings Arms Market Place Chapel en le Frith SK23 0EN
Applicant	Punch Partnerships Ltd
Application Type	Full Planning Consent
Prepared By	Dean Cuthbert
Date of Preparation	18th February 2013
Revision A	12th April 2013

pma Design Consultants

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1. Introduction

1.1 This report has been produced to accompany a full planning application for the alterations to The Kings Arms, located in Chapel el le Frith, High Peak. The application is to include approval for the construction of a rear entrance ramp, form new door to rear for disabled entrance, retain window frames and make good with new glass, frost WC windows and replace glazing to front elevation with clear glass.



2. Use

2.1 The Proposal will not have any impact on the day-to-day operations of the public house.

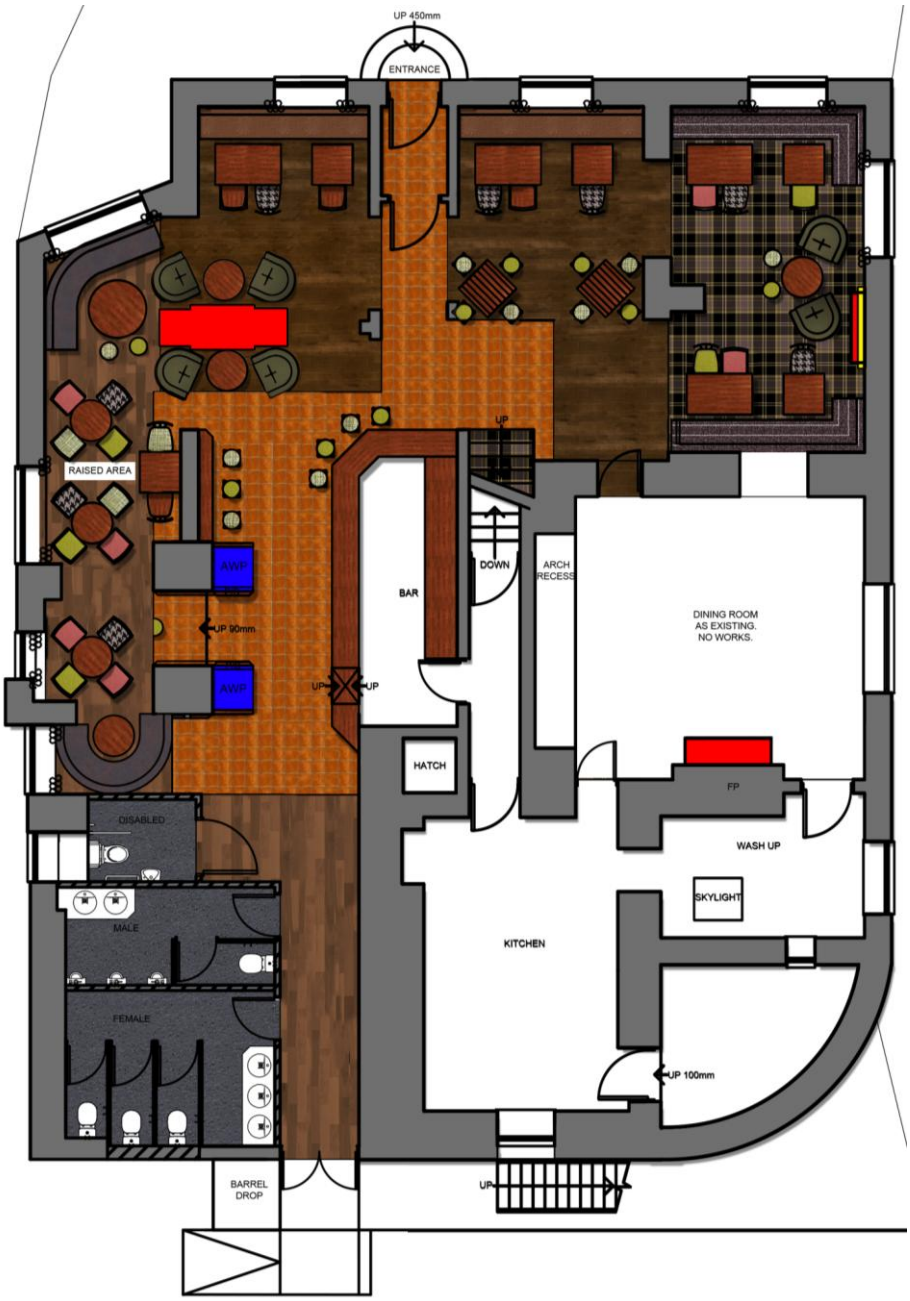
2.2 The application for any of the works at the public house has no impact on the community or any residential or commercial properties in the local area.

3. Amount

3.1 The overall site area is 473m^2

4. Layout

4.1 The proposed layout contributes to the overall safety of the customers and staff by allowing a safer and more adequate means of escape during an emergency. As you can see in the floor plan below, construction of the new rear door and ramp allows for a disabled entrance. This, as well as the internal alterations helps towards better mobility throughout the premises.



Proposed Floor Plan

5. Scale

5.1 There are no changes in scale to the public house, although the proposed ramp is situated at the rear of the premises, this is not considered to effect the scale. The proposal is in keeping with neighbouring residential buildings and structures, etc. and will not affect the amenity of the neighbouring residents in terms of height and mass.

6. Landscaping

6.1 The proposal does not include any landscaping.

7. Appearance

7.1 The appearance of the side elevation will be improved by the replacement of glazing to the windows. The ramp to the rear elevation spans 3.8m with a height to the lowest floor level of 466mm.

8. Access

8.1 Due to the fact that the building is existing, all possible measures will be taken to improve access to the site as part of the renovation works. The proposed ramp creates level

8.2 There will be adequate lighting for use when dark, with the backup of emergency lighting in case of emergencies.

8.3 Staff at the public house are already trained by their manager in disability awareness and are committed to assist all customers where possible.

8.4 Contrasting architraves and skirtings will be introduced to help those that are visually impaired.

8.5 All the new works will be subject to current building regulations and DDA standards therefore all new works will be fully compliant.