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The Duke Of Wellington PH, 368 Brighton Road, Shoreham-By-Sea, BN43 6RE

Design and Access Statement

The existing public house was built in 1928. It is a two storey building located to the East of the town centre and is constructed of external facing brick and rendered walls, with stone head and cills to timber windows and doors. The western boundary with adjacent commercial premises is a high brick wall to the entire length of the property. The Eastern boundary is a slightly lower masonry wall with boarded fence panels.

Our client 'The Dark Star Brewery Company Limited' had previously applied under application number AWDM/0240/13 for a single storey Micro Brewery extension. This was withdrawn in favour of further thought towards a more rational design. The revised application utilises the same principles. However the brewery is now contained behind the existing high boundary wall and under the pitched single storey roof. The Micro Brewery will allow beer production on site for consumption on the premises. Customers will also be able to view the brewing process through the brewery windows. The existing barbeque kiosk will be relocated to the upper part of the beer garden.

At present there is a single public access/exit to the premises. To the rear Western side of the public bar area there is a locked and boarded external door. We propose to reopen this as an alternative fire exit route from the pub.

As with the withdrawn application, we are intending to improve the existing female toilet facility. There is also limited scope for the provision of a larger unisex toilet for customers or staff with ambulant disability. This would be via level access from the bar area.

Further improvements shown would relocate the smokers shelter, remodel the external seating and provide an upper terrace for a fire escape from the first floor accommodation. The smoking shelter will be smaller and open sided, using the existing outdoor furniture.

At present our clients are looking to provide an alternative means of escape, because the only exit from the managers flat is currently via the bar area. Although there have been no emergencies recorded during their tenure, there is strong concern that this in an avoidable hazard, which should be removed. This alternative exit from the upper parts of the building would provide greater safety and security to the occupants and staff. Escape would be to an external place of safety to the rear of the beer garden, and not through the existing building.

These ground floor improvements as described and drawn, concludes the proposals for this application.

Trevor Denny 6th June 2013