

TROWBRIDGE, THE ALBANY PALACE

DESIGN AND ACCESS STATEMENT

**JD WETHERSPOON
THE ALBANY PALACE
1 PARK ROAD
TROWBRIDGE, BA14 8AQ**

Property - J D Wetherspoon, The Albany Palace, 1 Park road, Trowbridge BA14 8AQ.

PROPOSAL - Submission of FULL PLANNING for a raised platform in the rear courtyard area made up of a system consisting of metal grating panels on top of raised and adjustable pedestals in order to safely store the bins and beer kegs without damaging the courtyard cobble stones.

USE

The existing use of the building is a public house. The current application does not change the present use of the building.

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AMOUNT OF DEVELOPMENT

The proposal does not change the functioning of the existing public house, nor does it alter the appearance. It simply improves the operational efficiency of the pub by establishing a proper bin storage area in the rear courtyard owned by JDW.

LAYOUT

The existing layout of the building is not affected by this proposal.

SCALE OF BUILDINGS

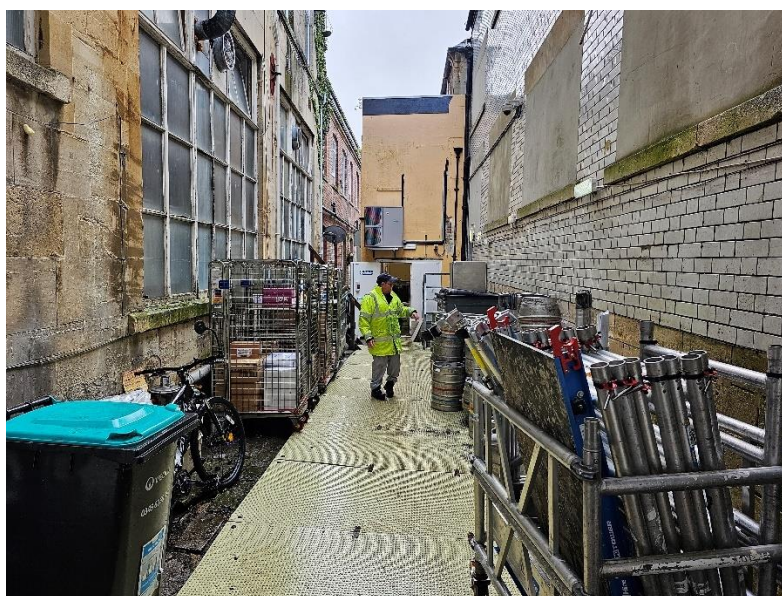
The scale of the current building and ancillary spaces are unaffected by the works to which this application relates.

LANDSCAPING

There is no existing landscape to be affected by this proposal.

APPEARANCE

The courtyard is currently uncovered and exposed. The bins and beer kegs belonging to JDW lie behind the pub and along the passageway leading to Silver street. The kegs are stacked upon one another and the bins are placed haphazardly within the passage, creating a cluttered appearance. Refer to dwg 7506 PL6 - 010, 020 and 021 for details on the existing condition of the rear passageway and courtyard area.



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Images showing the current position of bins, cages and beer kegs behind the pub

The proposal seeks to eliminate the clutter of bins and kegs currently obstructing the passageway, ensuring it remains clear for use as both a fire escape route and a bin collection route, free of any obstructions. To achieve this, a raised platform will be installed on the JDW-owned land directly behind the pub, providing a designated area where bins, kegs, and cages can be neatly organized and securely stored. Refer to dwg 7506 PL6 - 100, 110, 111, 600 and 601 for more information and details.

ACCESS

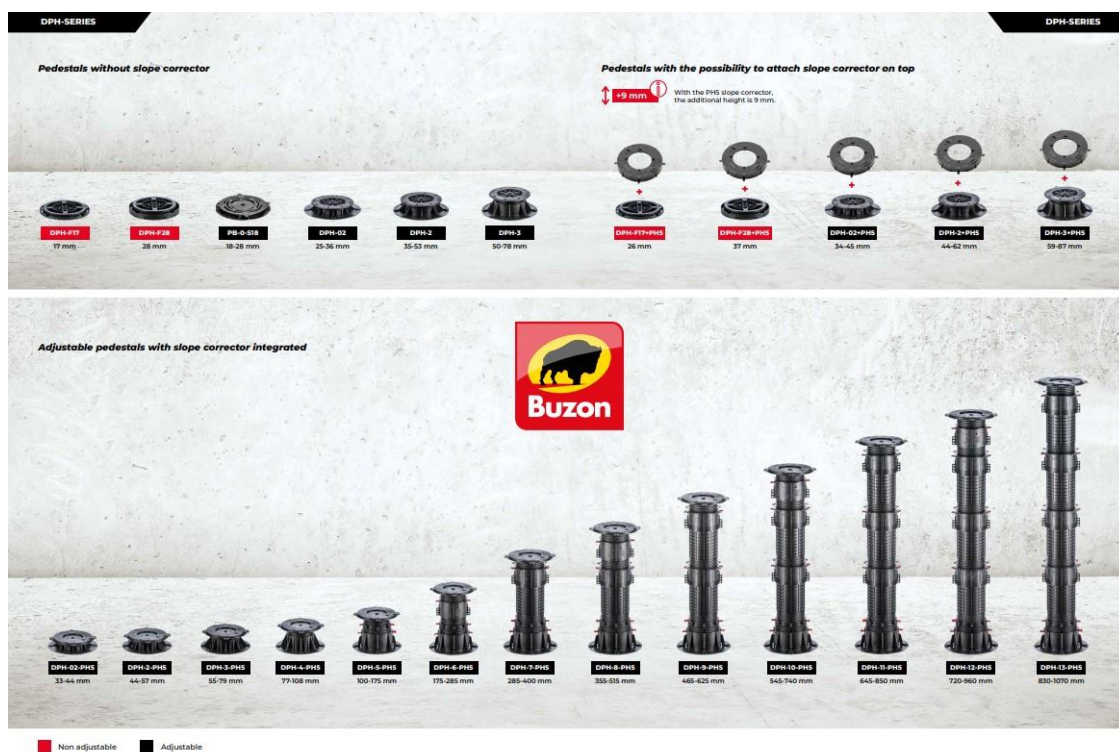
The existing customer access into the building remains unchanged.

DESIGN

The courtyard area surface consists of listed cobblestones towards the right hand side and a concrete surface to the left hand side leading to Silver street. Besides the cobblestones is a strip of pebble infills along the wall of the adjacent building.

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The raised platform installed over the listed cobblestones in the rear courtyard consists of a system of adjustable pedestals by Buzon, laid over a permeable membrane. These pedestals are height-adjustable with slope correctors to accommodate the courtyard's uneven ground level. Positioned on top is a grid of 600x600mm heel-proof metal grating panels supplied by Elefant or a similar manufacturer. The platform provides a level surface, seamlessly connecting the timber fire escape gate, set at +40.50m above sea level, to the opposite side of the courtyard, aligning precisely with the adjacent cobblestone edge at the same elevation.



The raised platform is intended to protect the listed cobblestones from potential damage caused by the storage of bins and beer kegs.

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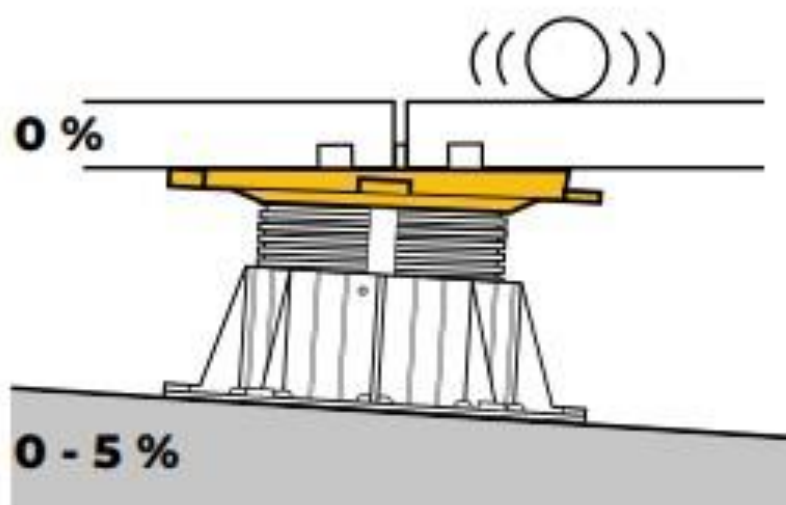


Diagram showing adjustable pedestals with slope correctors

The metal grating panels (manufactured by Elefant or similar) placed on top of these pedestals will have perforations which are heel proof with and strong enough to withstand the weight of all the bins, kegs and cages above. These panels come in custom-made sizes with custom-made perforation sizes. The proposed 600x600mm panels will sit neatly on top of the pedestals with the help of additional accessories and can be easily removed for maintenance purposes.

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Reference images of metal grating platforms

PARKING PROVISION

Not applicable to this application.

SITE WASTE MANAGEMENT

Not applicable to this application.