Design & Access Statement

Proposed Accessible WC
Redemption Ale House, 3 Ray Street, Heanor, DE75 7GE

1053-RS-04-15-02-2026

1. Introduction

This Design & Access Statement, incorporating a Planning Justification Statement, supports the proposal to install a new **Part M compliant accessible WC** within the covered way at the rear of Lawley Micropubs Ltd. The works aim to enhance customer facilities, improve accessibility, and ensure compliance with Building Regulations, while maintaining the character and appearance of the premises.

The accessible WC will serve **customers only** and will be available during the public house's normal opening hours.

2. Site Context

The public house is located on Ray Street, Heanor, with an enclosed rear yard and an outbuilding connected to the main building by a flat-roof extension along the right-hand boundary. The proposed WC is positioned within an existing **covered way**, which:

- Is open at the rear
- Has full-height double doors on the front elevation
- Provides access between the main building, yard, and outbuilding
- Contains a level concrete floor
- Is already lit and used as a circulation route
- Is **not visible** from outside the site due to its position within the covered way, the outbuilding and a **2.4 m high brick boundary wall** on the left-hand side

The covered way currently provides access to the rear yard and storage areas.

3. Description of the Proposed Works

The proposal includes:

- Construction of a **blockwork accessible WC enclosure** at the rear end of the covered way
- Installation of a fully compliant **Part M accessible WC layout**
- Connection to the existing **inspection chamber** for foul drainage
- Extension of hot and cold water from the existing system
- Installation of a compliant **emergency alarm pull-cord system**
- Provision of **non-slip, visually contrasting flooring** and accessible fixtures
- Retention of the existing double doors, lighting, and open rear of the covered way
- No heating proposed due to the sheltered nature of the space and intermittent use

The WC will only be visible when the double doors are open; otherwise, it remains fully screened within the covered structure.

4. Use and Need

The accessible WC is required to:

- Improve inclusivity and accessibility for customers
- Meet modern expectations for hospitality venues
- Support compliance with **Building Regulations Part M**
- Enhance customer experience without altering the external appearance of the premises

The facility is not intended for staff use.

5. Access Strategy

5.1 Access from the Public House

- The premises already benefit from **full level access** across the ground floor and external areas.
- Access to the WC is via an existing doorway leading directly into the covered way.
- The concrete floor provides a smooth, level, slip-resistant route.

5.2 Circulation Within the Covered Way

- The area is already **lit**, ensuring safe movement.
- The existing **double doors** remain unchanged and continue to serve the rear yard and outbuilding.
- The open rear of the covered way remains unchanged and does not compromise safety or privacy.

5.3 Access to the WC

- The WC will be freely accessible to customers during opening hours.
- No RADAR key or staff-controlled access is proposed.

6. Design and Layout

6.1 Internal Layout

The WC will be designed to meet the requirements of **Approved Document M**, including:

- A minimum 1500 mm turning circle
- Outward-opening door with compliant clear width
- Correct positioning of WC pan, basin, grab rails, and alarm pull cord
- Visual contrast between walls, fixtures, and flooring
- Adequate manoeuvring space and emergency assistance features

6.2 Materials and Finishes

- **Non-slip flooring** with tonal contrast for visually impaired users
- Durable, easy-clean wall finishes
- Contrasting grab rails and door furniture
- Emergency alarm system with pull cord and reset button

6.3 External Appearance

- The WC enclosure is constructed from **blockwork** at the rear of the covered way.
- It is **not visible** from outside the site due to the outbuilding and boundary walls.
- No changes are made to the external elevations of the public house or outbuilding.

7. Planning Policy Considerations

7.1 National Planning Policy Framework (NPPF)

The proposal aligns with key NPPF principles by:

- Supporting **healthy and inclusive communities**
- Making effective use of existing buildings
- Enhancing the viability of a local business
- Ensuring development is proportionate and visually unobtrusive

7.2 Local Planning Policy

The proposal supports typical local plan objectives by:

- Improving accessibility and community facilities
- Avoiding harm to residential amenity
- Maintaining the character of the area
- Ensuring development is appropriate in scale and appearance

8. Impact on Neighbouring Properties

The proposal has **no adverse impact** on neighbouring properties because:

- The works are entirely within the existing covered way
- No increase in height, massing, or overlooking
- No change to boundary treatments
- No external alterations visible from outside the premises
- No additional noise or disturbance

The development is discreet, contained, and unobtrusive.

9. Environmental and Drainage Considerations

- Foul drainage connects to an existing inspection chamber
- No additional surface water drainage is required
- Materials are appropriate for the sheltered environment
- No impact on flood risk or site drainage patterns

10. Conclusion

The proposed accessible WC represents a **small-scale, proportionate, and necessary improvement** to customer facilities at Redemption Ale House. It:

- Enhances accessibility and inclusivity
- Complies with Building Regulations
- Has no visual impact on the surrounding area
- Does not affect neighbouring properties
- Makes efficient use of existing structures
- Supports the ongoing viability and quality of the public house

For these reasons, the proposal is fully acceptable in planning terms and merits approval.