



THE WATER TOWER, TILEHURST DESIGN AND ACCESS STATEMENT

Our clients, Greene King, are proposing a minor internal refurbishment at this site. As part of the project the building will be fully redecorated externally and have new signage, as well as improvements to the rear garden areas.

Currently the site has a large garden to the rear of the property, however it is very unconnected from the inside of the pub, with only one fire exit door leading to it from the trade area, and as such it is very underused.

The proposals are to increase the existing patio to the front of the pub by extending the existing paved area with a new Indian sandstone patio, and laying resin bound gravel over the existing car park surface. The area will be enclosed with picket fencing and raised railway sleeper planters. By opening up a former doorway on the front elevation the patio will be directly connected to the interior providing an easier service route.

Two covered pergolas are also proposed which will be constructed either side of the main entrance door on the side elevation and wrap around to the front elevation of the pub. These will provide a dedicated smoking area and covered seating space which will extend the use of the external areas for more of the year.

The existing planters and festoon lighting will be replaced and new planting will soften and enhance the appearance of the patio.

A new ramp will be formed to the main entrance from the car park and also to the access for the rear garden. Access to the pub via the newly opened doorway will be level.

There will be no alterations to the remaining entrances to the pub.