

**67, Load Street,  
Bewdley,  
Worcestershire.  
DY12 2AW.**

**Proposed Formation of New Roof Terrace ( beer patio ).  
for Black Country Traditional Inns Ltd.  
DESIGN & ACCESS STATEMENT.**

**Location**

- 1.01.1 *The property is located on Load Street in the centre of Bewdley and was formerly owned and operated by Barclays Bank. The property closed as a bank many years. We are aware that the property was built and used as a residential property prior to conversion into a bank. Our clients carried out a conversion of the property into a real ale public house in 2017.*
- 1.01.2 *The property occupies a prominent position on the main road in the centre of Bewdley.*
- 1.01.3 *The property is constructed with traditional facing bricks with timber windows of various designs, the main frontage to Load Street being dominated by moulded cornice over sign board across whole-front, pilasters with multi pane shop window to left; to right-hand corner entrance has doorcase with fluted pilasters to open pediment, door of six raised and fielded panels.*

**Justification**

- 2.01.1 *Our clients are a successful real ale pub company and carry out renovations to run down/closed public houses throughout the Black Country. This property was converted into a real ale public house in 2017, serving traditional beers, some of which are brewed by my client a The Old Bulls Head, Lower Gornal. Food generally is minimal at these real ale public houses however bar snacks are available at all times during opening hours.*
- 2.01.2 *They identified the site as having good potential for their market criteria back in 2017, however due to the corona virus restrictions and the lack of exterior open space , the viability of the business has suffered considerably.*
- 2.01.3 *We believe that formation of this roof terrace would greatly improve the viability of the business and prevent closure.*
- 2.01.4 *Our clients believes that over the coming months many community public house venues will cease trading due directly to restrictions being imposed on the hospitality sector.*