

DESIGN AND ACCESS STATEMENT

SITE
CHEQUERS INN
CHURCH STREET
CROPWELL
BISHOP
NG12 3DB

Client
Stars Pubs and Bars

1. Introduction

1.1 Proposal Description

Our client, Stars Pubs and Bars are planning to install a timber lean to with a felt roof, timber sides and lockable gate to the external compound area at Chequers Inn. This will create a private area from the cellar that staff can use for external storage. The timber sides and felt roof will keep the contents of the compound hidden from the public and will not cause an eyesore to passers-by.

This application therefore covers the following elements:

- New external timber lean to with 150x150mm timber posts securely bolted to the ground with timber beams secured to building with metal L plates. Sides to have 100mm wide timber close board fencing secured by timber supports to posts. Gate to be lockable and constructed from timber. Roof to be black felt and secured to timber beams and building by metal L plates
All timber to be stained medium oak

1.2 Area

The Chequers Inn is in Cropwell Bishop, a Nottinghamshire village within the Rushcliffe council jurisdiction. The village is largely residential however there is a primary school and a nearby secondary school. There are several small shops and facilities serving the community. The village is well known the home of a creamery, making stilton cheese.

1.3 Use

The site is owned by Star Pubs and Bars and has a well-established team running the pub. The Chequers Inn is a local pub serving food and is known to be a family-friendly village pub. Within the village there are only two pubs – Chequers Inn being one of them – meaning that there is not much competition. The pub does offer a wide range of premium drinks as well as an extensive range of food that caters for the whole family.

1.4 Economic, Social and Environmental Assessment

Our client believes that a pub is an important part of any community, as it offers a place for people to socialise and relax. The public house is very popular with the local community, often acting as a meeting place for friends and family as well as being a popular location for local businesses to lunch or relax at the end of the day. Often the pub is one of the few places, which is inclusive to many areas of society. Star Pubs and Bars would like to strengthen this into the area by offering improved facilities throughout this refurbishment and improve the pub to be more suited to safe socialising and dining.

The proposals in this application will complement be beneficial to the pub itself by creating an external storage area in a space that is not currently used. By adding this addition, the pub can offer a more extensive range of facilities as storage

space has been maximised, meaning the customers will benefit greatly. From an external point of view, the added storage space will be concealed by the proposed lean to as the sides will have timber and the roof will be covered meaning the contents of the compound will not be seen by passers-by. This will be a benefit as it will not cause an eye-sore as the construction of the lean to will be carried out to a high standard and will take the building existing shape and dimensions into consideration. The fact that the gate is lockable will reduce the risk of theft and will add an extra security measure to the pub.

Society is more understanding of good design and therefore expectations are now higher than before. Along with this, people have a better understanding of good service. Our client respects this and therefore feels that the alterations outlined in this application will be essential for the development of the pub and its business.

As mentioned, the works will be carried out to our client's very high standards and will be appreciated locally. Being a pub so close to the city centre, customers may be encouraged to use public transport or walk to this site, rather than driving to pubs further away to get this better level of facility. This will help to reduce the traffic at prime socialising times as well as also encouraging money to be spent by the local people to remain in the area. Ultimately it may help the local environmental and road safety issues, whilst at the same time encouraging people to drink responsibly and not risk drinking and driving.

2. Design Principles and Concepts

2.1 Amount and appearance.

This application therefore covers the following elements:

- New external timber lean to with 150x150mm timber posts securely bolted to the ground with timber beams secured to building with L brackets. Sides to have 100mm wide timber panelling secured by timber supports to posts. Gate to be lockable and constructed from timber. Roof to be black felt and secured to timber beams and building by L brackets. All timber to be stained medium oak

2.2 Layout

- The footprint of the building will remain as the existing

2.3 Scale

The proposed external works is of a scale suitable for this establishment. The works will be considerate to the existing building and will not impose on the surrounding area. The lean to will follow the shape and dimensions of the space available and will not encroach on any space that is not necessary.

2.4 Landscaping

- The existing landscape will not be affected by the works proposed.

3. Access

3.1 Access to the Transport Network

As this is an existing site, the existing transport network will be retained.

3.2 Car Provisions

No works to the car park are proposed.

3.3 Equality 2010 Policy Statement.

Star Pubs and Bars recognise and respects difference. They recognise that treating people equally does not necessarily define as treating them the same. The client believes in promoting and upholding principals of equality, diversity and fairness within the business, design, and delivery. They are fully committed to providing procedures and facilities, which are accessible, safe, and indiscriminative for all customers and staff. They intend to ensure that all work carried out complies with all current regulations and good practice. All access to the public house has been created to ensure that all people can use the facilities provided by our client. This development is no different and all levels guarantee that this is a user-friendly site for all customers and any improvements comply with both the local planning policy and the Equality Act 2010. The proposal is of a design, layout scale and mass compatible with the locality and any neighbouring buildings and spaces to satisfy the terms.

4. Consultations

Our client is happy to speak to all neighbours and any other parties, who wish to discuss the proposed plans. However, to this point, no specific consultation has been carried out.