

## **DESIGN AND ACCESS STATEMENT -**

### **SITE**

The Three Bottles  
Leather Lane  
Great Yeldham  
Halstead  
CO9 4HY

### **Client**

**Admiral Taverns**

#### **1. Introduction**

##### **1.1 Proposal Description**

Our client, Admiral Taverns are seeking to upgrade the external appearance of the building and update the internal of the pub, including a new adjustment to the bar. Admiral Taverns are also wanting to add some new festoon with timber posts to the external area including new balustrades and doors to the front and rear. The proposed external works would make The Three Bottles more aesthetically pleasing, as well as offering a well-lit and zoned area where customers can socialise. The adjustment to the bar means that the space to do the dining area will be expanded as we proposed to cut it back. This will mean more customers will be able to use the facilities and dine at The Three Bottles. By upgrading the flooring internally, it will improve the overall design of the pub but will also create design continuity throughout whilst still complimenting its existing features. This application therefore covers the following elements:

- New balustrade and doors to the front and rear external area
- New festoon with timber posts to the rear external area with new flooring
- Upgrade flooring to internal ground floor areas
- Removal of stud walls and existing bar to be cut back.
- New back fitting to existing position

##### **1.2 Area**

The Three Bottles is situated in Great Yeldham, a quaint picturesque village which is part of a busy route between Haverhill and Halstead. The village inhabits around 1950 people, surrounded by farmland with many footpaths for locals to walk and is also situated close to Colne Valley Railway. It has a few local amenities such as St. Andrews church, cafes and shops. The city of Colchester is a 40-minute drive away and an hour on the train.

##### **1.3 Use**

The site is owned by Admiral Taverns and has a well-established team ready to run the pub when it opens. It has even been recognised for its important role at the heart of the local with two other hospitality businesses in the area. The Three Bottles is a 17<sup>th</sup> Century building with existing timber beams and brick fireplaces. Admiral Taverns believes the space and area will be able to offer a range of food and drinks, with a menu consisting of hearty pub grub and Sunday dinners. Sunday lunches were especially popular here when it was last open and therefore believe they can bring this back with a new team. There is also a fair-sized beer garden to rear of the property which has opportunity to encourage the locals to spend time in the day or evening based on the new proposals.

## 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 has the potential to enhance the business by upgrading external to attract new and beloved customers into the pub. This pub prides itself for being at the heart of the community and currently the aesthetic appeal is lacking with the internal appearing tired and the rear external area lacking aesthetic appeal. The internal of the pub is also dated and the design is disjointed and doesn't appreciate the true beauty of the existing features.

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 & keeping up with the competition.

The improved facilities will be carried out to our client's very high standards and will be promoted locally, creating interest around the site. People living and working within a short distance of the pub, should be more inclined to visit the pub to use the improved appearance as well as enticing people from further away to come to this destination site. Being a pub so close to the railway will encourage those not close by to visit. 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.

The proposals in this application include the following:

- New balustrade and doors to the front and rear external area
- New festoon with timber posts to the rear external area
- Upgrade flooring to internal ground floor areas
- Removal of stud walls and existing bar to be cut back.
- New back fitting to existing position

### 2.2 Layout and Scale

- The building footprint will not increase nor decrease in size. The proposed works will be respectful of the buildings proportions and existing features.

### 2.3 Landscaping

- The overall landscape of the premises will not be affected

## 3. Access

### 3.1 Access to the Transport Network

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

3.2 Inclusive Access.

All existing access' will be retained.

**4. Consultations**

Our client is happy to speak to all neighbours and any other parties, who wish to discuss the proposed plans.