

DESIGN AND ACCESS STATEMENT

3rd August 2023

SITE

The Boycott Arms
Upper Ludstone
Wolverhampton
WV5 7DH

Client
Admiral Taverns

1. Introduction

1.1 Proposal Description

Our client, Admiral Taverns are planning a refurbishment of the site to up grade the customer toilets and the external front drinking area

This application therefore covers the following elements;

- Creation of a new external pergola structure to external drinking area.
- New paving to existing external drinking area
- New picket fencing and handrails
- New festoon lighting and posts

1.2 Area

The Boycott Arms is a destination site serving homecooked food situated in Upper Ludstone in the county of Shropshire, West Midlands, five miles east of the town of Bridgnorth, seven miles west of the city of Wolverhampton. Upper Ludstone lies just south-west of the Staffordshire boarder

1.3 Use

The Boycott Arms is a food led business, our Clients which to provide facilities externally to allow diners to have the choice whether to eat inside or outside with ease. The current area has numerous levels and uneven walkways

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 in an alternative environment to their home. The public house is very popular with the local community. Often the pub is one of the few places, which is inclusive to many areas of society. Admiral Taverns would like to strengthen this into the area by offering improved facilities and ensure the pub be more suited to safe socialising and dining for all. All proposals have been carefully considered to suit the site

The proposals within the application have been designed to offer an altogether safer and more enjoyable experience for all people visiting the pub, particularly people local to the area who will have a better facility to enjoy only a short distance away.

Both the internal works and the external works will be carried out to our client's usual very high standards and will be promoted locally, creating interest around the improvements to the Boycott Arms, along with customers from further afield using this as a destination pub. The residential dwellings in the nearby village will encourage people to walk to the site rather than driving to other pubs further away from the area which may already have a better appeal to customers. This encourages people to spend their money locally to help this business succeed. If

locals were to use this pub rather than a further afield pub, the immediate local environment and road safety issues would be improved whilst at the same time discouraging people from drink driving.

2. Design Principles and Concepts

- 2.1 Amount and appearance.
The proposals in this application have been described previously in section 1.1.

Layout

The footprint of the building will remain as existing, with an enhanced garden area to the front

- 2.2 Scale
The proposed works are of a scale suitable for this establishment, utilising the island garden area to the front

- 2.3 Landscaping
There will be some planting to the area.

- 2.4 Car parking
The existing car park is to be retained as existing no works

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
The final design proposal has been reached to ensure improved facilities not only for the pub but also for the wider community to ensure that the facility creates a more attractive amenity for the area. The proposal is of a design, layout scale and mass compatible with the locality and any neighbouring buildings and spaces to satisfy the terms outlined in the planning advisory documents

- 3.3 Equality 2010 Policy Statement.
Admiral Taverns recognises 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 indiscriminate for all customers and staff. They intend to ensure that all work carried out complies with all current regulations and good practice. 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.