

## **DESIGN AND ACCESS STATEMENT -**

### **SITE**

Stoke Inn  
43 Devonport Road  
Stoke  
Plymouth  
PL3 4DL

### **Client**

**Star Pubs and Bars**

#### **1. Introduction**

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

Our client, Star Pubs and Bars are seeking to upgrade the external facilities of the pub by the addition of festoon lighting. This application therefore covers the following elements:

- New 2600mm high 150x150mm timber posts with festoon lighting fixed onto posts and hooks secured to boundary wall

##### **1.2 Area**

Stoke Inn is located in Stoke, a large suburb in Plymouth with around 9000 people living in the community. The pub is within a 10-minute walk of the residential areas and is located on a busy high street with other pubs, bars, restaurants and other local amenities. There is also a base for naval officers consisting of 19th century villas, a short walk from the centre of the nearby Devonport. The area also sits within Plymouth Conservation area.

##### **1.3 Use**

The site is owned by Star Pubs and Bars but has a well-established team running the site. Stoke Inn is known in the community for its entertaining atmosphere and has its fair share of locals who enjoy a drink afterwork with colleagues, and at the weekend with their family and friends. The pub offers a range of cask ales and other spirits, as well as a function room and live sports viewing. There is also live bands and local events held there for the whole community to enjoy. This diverse range of entertainment options ensures there is something for everyone. There is a large beer garden to the rear with a car park where these events are held and is the place to be due to its enclosed boundary walls giving a sense of privacy for customers to enjoy time with their family and friends.

##### **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. Currently, the rear beer garden is lacking lighting and could lend to a feature to make the space a nicer atmosphere for customers. The addition of the lighting will be beneficial to reducing crime and accidents as the area will be well lit. It will create a wayfinding solution for customers making their way in and out of the beer garden from the pub into the car park. The posts for the festoon will be securely bedded into the ground by a concrete surround and will be fixed to the existing fence posts to add an extra level of security. The festoon lights will also be fixed to the boundary wall securely with hooks. As there are residential and other commercial properties in very close proximity to the pub, the lights will be

on during hours of service and while the pub is trading to reduce nuisance to neighbours and surrounding businesses.

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. 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.**

The proposals in this application include the following:

- New 2600mm high 150x150mm timber posts with festoon lighting fixed onto posts and hooks secured to boundary wall

### **2.2 Layout and Scale**

- The building footprint will not increase nor decrease in size.

### **2.3 Landscaping**

- There will be no major landscaping works. The posts for the festoon lighting will be securely bedded into the ground with a concrete surround.

## **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.