

LDA-218 Design and Access Statement & Heritage Statement

Retrospective application for installation of Mezzanine floor

The Bull Inn, Bacton, IP14 4LJ



Introduction

This statement accompanies an application for retrospective Listed Building Consent for a mezzanine floor, fitted within the Victorian wing to the south west of the Bull Inn public house. The mezzanine floor is an independent internal steel structure which is fixed through the floor; the historic fabric of the building remains unaffected by the structure. The structure was properly designed by a Structural Engineer, who have provided a drawing which accompanies this application.

Listing

BACTON THE STREET TM 06 NW
1/29 The Bull Inn - Grade II

Public house, C17. 3-cell lobby-entrance plan. 1 storey and attics. Timber framed and plastered. Thatched roof with 3 plaintiled gabled casement dormers. An axial C17 chimney of red brick. Mid C20 small-pane casements. Thatched gabled C20 porch at lobby entrance position with half-glazed panelled door. The lounge bar occupies the former parlour cell, where plain C17 framing is exposed with a lintelled fireplace with splayed back. Remaining framing is largely concealed. To right is a late C19 wing now integral with the lounge bar: red brick with gault brick dressings and a parapet gable. Pantiled roof. Small pane sashes.

Listing NGR: TM0491366983

Heritage Asset Assessment

The Bull Inn dates back to the 17th Century and has a thatched roof with lime render. It is joined to a Victorian wing, which is a later addition to the building and currently provides a large dining space for the restaurant. The mezzanine is installed within this later addition.

Heritage Impact Assessment

The fully structurally engineered design is sympathetic to the existing room and built using the highest quality materials. As an independent structure, it does not impact any of the historic material and the design of the balustrade is in keeping with the historic changes reflected in the character of the building.

Use

The mezzanine provides a functional, private dining space and creates a welcoming area, enjoyed by the diners since its construction, which took place from July – October 2023.

The Bull Inn is a well-loved and busy local public house serving Bacton and surrounding villages. During Covid 19 it offered a successful take away service in order to survive, which in turn has invited returning customers to use the dining facilities on a regular basis.

An increase in housing on a site opposite the public house and elsewhere in the village further boosts a requirement for a social bar and restaurant, encouraging locals to enjoy the successful historic public house, avoiding having to travel elsewhere for dining.



The Victorian element of the property, in which the mezzanine has been installed

Appearance

The design is sympathetic to the building, with an oak staircase leading up to the mezzanine. The balustrade is a lightweight railing in a simple wrought iron traditional style, complementing the Victorian structure. It is painted black to match the decorative roof trusses.



The mezzanine consists of a black steel frame and decorative balustrade with oak staircase

Conclusion

Although consent was not obtained prior to the installation of the mezzanine, following the installation it has been enjoyed by many diners, who have made positive comments on the new dining space. The independent structure is not impacting the listed building as it is fixed through the floor, and it provides much needed additional floor space for the restaurant. It creates a cozy dining area both at the top and underneath.