



Old King's Head, Kirton

Design and Access Statement

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version v1

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1.0 INTRODUCTION

1.1 Scope of the Design and Access Statement

1.1.1 This document has been prepared for use in the submission for Listed Building Consent from Boston Borough Council, in respect of the following proposals for the Old King's Head, Kirton:

- Installation of a new painted timber panelled door (with upper panels glazed) to form an internal lobby into Go1 of the Main Building.

1.1.2 This statement has been prepared within the guidelines promoted by CABE (Commission for Architecture and the Built Environment).

1.1.3 This document should be read in conjunction with all application information, but specifically the following drawings:

7015/100	Site Location Plan
7015/117/K	Ground Floor Plan as Proposed

1.2 Context of the Application

1.2.1 Kirton is a small village situated south of Boston, Lincolnshire. The Old King's Head can be found opposite the Parish Church of St Peter and St Paul on the junction between High Street and King Street.

1.2.2 Drawings 7015/100 included in the application, situates the Old King's Head, Stable Block Range and Outbuilding in relation to its surrounding buildings.

1.2.3 The Main Building is Grade II listed and dates back to 1599 as a significant 16th Century inn.

1.3 Requirement for the Proposals

1.3.1 To provide an internal draught lobby into the central Café space of the Main Building.

1.4 Objectives of the Application

1.4.1 **Conservation:** To deliver the conservation work needed to ensure the condition of the historic fabric does not deteriorate further and that Old King's Head can re-establish itself as a prominent feature within Kirton.

1.4.2 **Community:** To engage successfully with the local community and develop a range of new opportunities and activities for participation within the building.

1.4.3 **Visitor Experience:** Interact with potential users to understand their needs and the needs of the surrounding local area to develop relationships with the community and strengthen visitor experience overall.

- 1.4.4 **Visitor Facilities:** Address the provision for facilities required to ensure the demands of all users of the building can be met.
- 1.4.5 **Heritage:** Give opportunities to deepen the understanding of the history and significance of the building, to strengthen its prominence within Kirton.
- 1.4.6 **Image:** Raise the profile of the Old King's Head with local and wider potential users.
- 1.4.7 **Environment:** Ensure environmental good practice in carrying out the project.
- 1.4.8 **Sustainable Legacy:** Secure a future for the building beyond the completion of the project.

2.0 DESIGN CONSIDERATIONS

2.1 Existing and Historic Fabric

- 2.1.1 Throughout the development of the scheme, through a series of Project Team and Design Team meetings, the future of Old King's Head has been wholly considered. The proposals included within the application, will improve the entrance of the Main Building via the ramp with minimal impact on the historic fabric.
- 2.1.2 Details of all alterations are indicated on the proposed drawing which accompany this application.
- 2.1.3 The brick building dates back to 1599 and 1661. Historic building recording has identified several phases of construction on an L-shaped plan with a series of internal alterations evident.

2.2 Use

- 2.2.1 Historically a Coaching Inn, Public House and Family Home, Old King's Head has not had a recent defined use and as such its condition and status has deteriorated.
- 2.2.2 Having sought funding for the project and input from Heritage Lincolnshire to transform this historic building into a new public facility, it is anticipated that Old King's Head will attract a number of new visitors to the area.
- 2.2.3 The Main Building is to be converted into a Café and Bed and Breakfast facility.

2.3 Amounts

- 2.3.1 The Old King's Head will not be extended with the exception of a small area of rationalisation to the rear of the building, adapting the existing modern extension to provide an Accessible WC facility. The existing floor area therefore remains constant.

2.4 **Layout**

- 2.4.1 Drawing 7015/117/K indicates the proposed general arrangements for the ground floor of the Main Building and details of the alterations indicated, all of which are designed sympathetically to the existing building to minimise impact.
- 2.4.2 The internal door will be fitted with an automated opener for ease of access to users who have entered the building via the ramp on the north elevation. The outer double doors would be held open when the building is in use to provide a welcoming entrance space.

2.5 **Scale**

- 2.5.1 As previously described the Main Building is to be retained and all proposed alterations are minimal without drastically altering the historic fabric. The proportions of the internal spaces remain constant, with only minor adjustments proposed to the partitions that currently separate the rooms.

2.6 **Landscaping**

- 2.6.1 Not applicable to this application.

2.7 **Appearance**

- 2.7.1 The buildings are not open to the public and appear uninviting and closed off, with a number of windows and doors boarded over and access points secured. The proposed works to restore the historic fabric and instate new public uses will rejuvenate the Old King's Head as a focal point of Kirton.
- 2.7.2 The new painted timber panelled door (with upper panels glazed) will match the door opposite and elsewhere in the building. The door is to be positioned beneath the line of an existing beam, forming an internal lobby therefore will not adjust the proportions of the adjacent space.

2.8 **Access**

- 2.8.1 The Old King's Head is located on the corner of London Road and King Street, directly opposite the Church of Saint Peter and Saint Paul in Kirton, near Boston, Lincolnshire. There are a number of public transport routes to the village and on-street parking available around the site.