

DESIGN AND ACCESS STATEMENT

25th October 2023

SITE

The Black Bull,
23 London Road,
Kirton,
PE20 1JE.

Client
Stonegate Pub Company

1. Introduction

1.1 Proposal Description

Our client, Stonegate Pub Company are planning some internal refurbishment to the premises, as part of this it is intended to convert the existing barn/store area into a new lounge area, which will be thermally upgraded, provided with new structural openings, timber framed double glazed windows, a new half glazed exit door, new lighting and heating.

Also as part of the planning application there will be a new brick built, flat roof entrance porch, with a timber framed glazed doors.

Externally there will be a new 1100mm high timber picket fence as indicated on the plan with new festoon lighting to the existing smoking shelter.

This application therefore covers the following elements;

- Change of use from barn/store into licensed area.
- New brick built porch.
- Painted timber picket fence.
- New festoon lighting.

1.2 Area

The Black Bull is located in Kirton as small village and civil parish in the Borough of Boston, Lincolnshire.

This historic market town can trace its roots back to Roman and even Anglo Saxon times and was the original home of the assizes and Bridewell. Since medieval times Kirton has grown and there are many buildings of interest scattered throughout the town, it is home to the site of RAF Kirton Lindsey. There are independent shops on High Street and in the Market Place, including a chemist, bakers, chocolatier, an acupuncturist and several hairdressers.

1.3 Use

The Black Bull is a moderate sized establishment which currently serves the local community. The pub currently offers real ales, a large wine selection and an extensive food menu.

Our client is aiming to attract more customers to the pub by providing a desirable establishment and facilities for all. The aim is to improve the dining facilities by converting the existing barn/store area to the premises creating more covers. The new porch extension will be erected using a cavity construction in a facing brick to match the existing building, with casement windows to the existing blocked up window and barn door and converting one number window into a new escape door. The aim is to create a friendly environment for the all local community and guests to enjoy, whilst remaining sympathetic to the listing of the building and the conservation area the pub lies within.

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. Stonegate Pub Company would like to strengthen this into the area by offering improved facilities throughout and ensure the pub be more suited to safe socialising and dining for all. All proposals have been carefully considered to suit the listing.

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 Black Bull, along with customers from further afield using this as a destination pub. The residential dwellings nearby 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 include all the elements set out in item 1.1

Layout

The footprint of the building will remain as the existing with the barn/store and new porch being included.

2.2 Scale

The proposed extension is of a scale suitable for this establishment. The works to both the internal scheme bears in mind that this is a listed licenced building within a conservation area and will enhance the establishment.

2.3 Landscaping

There will be no landscaping.

2.4 Car parking

The existing car park has 31no spaces, including 2no accessible spaces, 1no. space will be lost where the new exit door from the converted barn/store is to be located.

2.5 Porch extension design and location.

The porch extension as described above has been located so as not to create any noise disturbance to its immediate neighbours, being located between the new lounge area and the existing bar area.

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 provided by Boston Borough Council .

3.3 Equality 2010 Policy Statement.

Stonegate Pub Company 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 indiscriminative for all customers and staff. They intend to ensure that all work carried out complies with all current regulations and good practice. All access to the public house has been created to ensure that all people can use the facilities provided by our client. 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.