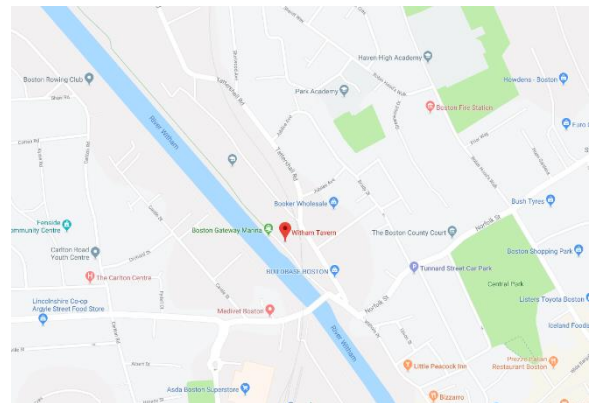


Design and Access Statement

Introduction

The site lies North of Boston Town centre, Witham Bank East, PE21 9JU, Borough of Boston. Located within the curtilage of Boston town in a street that descends from bridge with a 'Boston Lock Café' on the right hand side, leading to residential, further towards the www end of the road lays Witham Tavern, grade II listed building and falls within the conservation area of Boston. Furthermore, this site is located within zone 3 of the Environment Agencies flood map and a flood risk assessment is attached to this application.



As Witham Tavern is listed as a grade II building the proposal intends to satisfy the relevant general policies of Boston Borough Council. Along with retaining the character of building and it's use as the local public house.

The area has a number of local shops and is within walking distance of the town centre which makes it easier for the people living in the local area to access it. Also has a good bus service in place along with a train station with regular trains to Skegness and Sleaford. It is well connected via the public transport system and by well-established road network just off the Fyde St.(A1137) main road connecting this site to the town centre and main roads leading to A3900 and A1

It has further advantage having moorings for boats directly opposite in the river running parallel to the road serving this location via the water ways. Witham Tavern providing strategic point for the boating community to stop over and for social meetings, providing a hub for the Yachting club.

Sensitivity to the Listed Building

| | |
|--|--|
| BOSTON | |
| TF3244NW 716-1/4/249 14/02/75 | WITHAM BANK (East side) Witham Tavern Public House |
| GV | II |
| <p>Includes: No.50 Witham Cottage WITHAM WEST BANK. Public house. Early C19, altered later C19. Red brick in Flemish bond, hipped slate roof, rear wall stack. EXTERIOR: 2 storeys, 3-bay front, with plinth and overhanging eaves on paired brackets, arranged with shallow brick pilasters at ends and between bays. To ground floor a pair of double panelled doors with blocked overhead are set in a pilastered timber surround with cornice, flat hood and panelled ingoos?. Flanked by single tripartite sashes, that on the left with glazing bars. Above are 3 glazing bars sashes. To the left a slightly set back later C19 single bay, with tripartite sash and glazing bar sash above. To the right-hand end a broad shallow recess contains a tripartite sash to ground floor, and double sash to 1st floor. Window openings have rusticated stucco flat arches with keystones, and roundels to fluted mullions on the tripartite windows. INTERIOR: not inspected. HISTORY: the inn was recorded as first licensed in 1765, presumably an earlier building on this site, and would date from the construction of the nearby Grand Sluice.</p> | |



The extract above records only the exterior listing details for the Witham Tavern. The listing purely focuses on the frontage and right side of the Tavern, the interior has not been inspected and therefore is not part of the listing.

Design

Refurbishment of the existing building with a minor enlargement to the rear side of the building to improve kitchen facilities.

The design has been produced to retain the frontage and right-hand side of the building exactly as existing and bring it back to its original appearance with restoration as required to suite on site. The more recent external metal fire escape staircase will remain for the purpose that it provides. The raised decking to the front of the building will be retained and repaired/replaced to improve the outlook, in keeping black metal open rail fence and pedestrian access gate to the frontage as well as to incorporate a feature to maintain the important imagine of this public house.

The proposed rear extension to the building will completely match the style and design of the existing rear extension, it is purely elongation of one section. Once again, the proposed windows and doors within this extension will be in keeping with the original window/door style.

To make this Tavern a family friendly place where all are welcomed, it is proposed to install a small playground designated for children to keep them entertained in a secure area of the rear garden of the building.

The playground will include soft rubber flooring, and Robinia wood structure with a series of levels including a raised tower with a stainless steel slide, fireman's pole, and set of wobbly logs. The structure would be open on all ends with a series of access points including clamber nets, climbing ramp and a set of swings.



Preliminary example of Robinia wood play equipment.

Facilities for the local community

The Bar & Restaurant will be open Monday-Sunday: as normal time that it has been operating for several years no change proposed that departs from its current use.

- Sunday-Thursday during the times 12:00pm-23:00pm
- Friday-Saturday during the times 12:00pm-01:00am

For entertainment light background music, customers will also enjoy live performances from local musicians which is planned to take place Friday and Saturday evenings. For families with young children an outdoor playground is proposed, that will be open throughout the year to keep children entertained. The proposed idea and vision is to maintain and improve the public house, continue offering the services that it has been offering for many years i.e. social gatherings for banqueting, memorials, conferences, birthday parties etc. and to increase local residents' participation.

The site can only be accessed by one entry and exist point. Therefore, does not suffer from any through traffic. Existing vehicular and pedestrian access is via Witham Bank East road where vehicles and pedestrians have a right of way. The site offers plenty of parking spaces on site as well as off site for customers. Provisions will be made if required via local mini-cab sharing service to transport patrons to promote green travel plan. One parking bay from the existing side car parking area will be allocated for loading and unloading off goods and visitors to secure a safe area of the street to prevent any blockage or inconvenience to near by residents.

The proposed refurbishment and restaurant upgrade is to improve the business. This will also provide opportunities to local people with an increase in employment. Previously, the number of employees was 4, it is proposed to employ 5 to 8 additional staff members to provide better service and to make sure the restaurant runs smoothly without staff being over stretched.

Witham Tavern is a hosting location for Witham Sailing Club, located right outside the pub, the owner wants to continue the development of yachting club society. Further involvement of local community would be by developing a Witham Tavern Pool Team. It is to promote a more social communication between people in the area.

Conclusion

Witham Tavern Bar & Restaurant has been running for many years as a well-known public house, visited, favoured and respected by many locals.

The design approach taken is sympathetic to this being a listed building and provides a use that will encourage consistent maintenance of this building prolonging its existence with up keep of its fabric in good order.

Therefore, accordingly the proposal purely focuses on the needs of the local community, economy and it's uplifting whilst maintaining the exterior with minimal addition to the rear to provide improvements to the existing kitchen area. Internally the fabric of the building to remain as close to existing some changes have become necessary to improve the facilities and meet the current modern public requirements in order to continue its use as a public house

Along with being an import focal point for the locals, preserving its historic value as one of the iconic building in Boston.