
From: Paul Grundy
Sent: 26 September 2023 11:04
To: Matt Jedruch
Subject: 23/00711/FUL The Blue Bell Inn, Desford

Hi Matt,

Hope you are well.

Apologies that it has taken me a long time to view the proposals for the new co-op superstore in Desford in great detail, although as discussed in the office I remain content with its proposed siting, form, and scale. I have a couple of potential amendments for consideration regarding appearance and landscaping:

- On the SW elevation the replacement shopfront within the existing building and the new shopfront within the extension are 'false' shopfronts not used for access to or the functioning of the superstore. Generally their form is considered acceptable and they sit relatively comfortably on this elevation (given there is an existing shopfront on 2A Main Street) although I agree with yours and Emma's observations that the advertisement scheme including window decals does detract somewhat from the character of the area. Given that historically the building was domestic in use should domestic rather than commercial features be used here, so for 2A Main Street the shopfront removed and replaced with 'false' central door flanked by cottage style windows (with render infill to match the remainder of the building) and on the extension two 'false' ground floor windows instead of the shopfront. Perhaps some sensitive form of signage on this elevation could still be considered if the applicant wishes to still advertise the use of the building, but this would be an alternative to two large shopfronts of no clear purpose.
- Historically there was enclosure to the High Street entrance with brick walls to the Blue Bell Inn. I would like to request a red brick wall be reinstated around the beer garden (flanking the entrance) to provide a more traditional sense of enclosure to this space. The proposed hedge could be removed or retained at low level fronting the wall. Please could this be considered and if agreed the position of the wall be noted on the landscape masterplan now and/or secured at pre-commencement stage as part of a standard soft/hard landscaping and boundary treatment condition.
- The courtyard entrance to the Blue Bell Inn courtyard was historically cobbled. There should be an opportunity for a cobbled surface treatment, such as granite setts, to be laid around the entrance (once LCC highways requirements for materials at the immediate entrance have been incorporated) to reflect this historic surface treatment, reduce the amount of uncharacteristic tarmac, and enhancement the character of the space. Again this could form part of the landscape masterplan and be secured by the standard soft/hard landscaping and boundary treatment condition.

I'm happy to discuss the above in more detail if required. Hopefully the application would be amenable to the suggested alterations and once considered I'll provide final detailed comments on the proposal.

Many thanks,

Paul Grundy

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