

MARSTON'S PLC

**Design & Access Statement for Ye Olde Red Lion, 1 Park Street,
Market Bosworth, Nuneaton, CV13 0LL**

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Design & Access Statement for Ye Olde Red Lion Hotel, 1 Park Street, Market Bosworth, Nuneaton, CV13 0LL

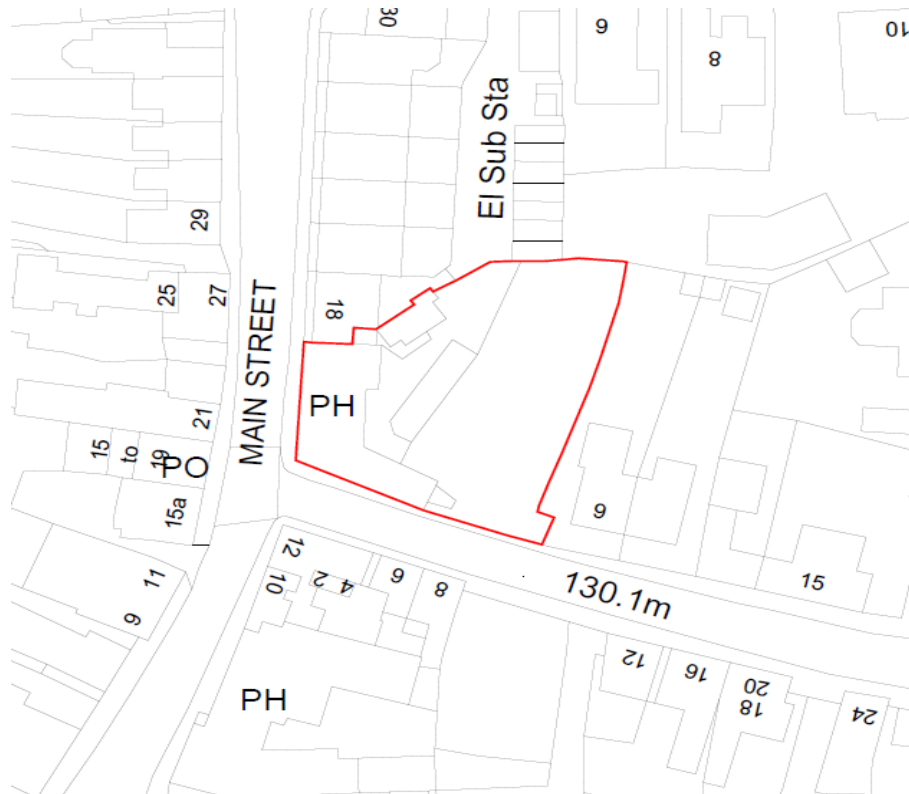


01 Existing Site

This Design & Access Statement is written to support the Full Planning and Listed Building Application. Both applications seeks retrospective permission for the replacement of a damaged wall within the curtilage of Ye Olde Red Lion.

Ye Olde Red Lion is situated within Market Bosworth, Leicestershire. Ye Olde Red Lion dates back from the 16th century and was a former coaching inn.

02 Location Plan:



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FOR IDENTIFICATION PURPOSES ONLY NOT TO SCALE



IDENTIFICATION PURPOSES ONLY NOT TO SCALE

03 Listing Status:

Details

Public House. Externally of the late C19 or early C20 but internally a C16 core. Timber framed but encased in rough cast rendered brick. Welsh slate roof, cresting. Two storeyed, 6 bays to Main Street and a later C19 wing to Park Street behind. One bay to left is apparently a separate build, with lower plain tiled roof. It contains a 3-light casement window. Doorway beyond and casement windows of three and four lights with dentilled heads. Two gabled dormers above and an oriel bay also beneath a dormer to the right.

Listing NGR: SK4062903175

Legacy System number: 188029

Legacy System: LBS

04 Proposed Design & Development:

Proposal

This statement forms part of a planning & listed building application, where we seek retrospective planning permission for the installation of a close boarded fence in replacement of a brick wall.

Proposed Developments

- I) Permission to retain closed board fence installed in place of brick wall.

05 Use and Amount:

The fence will be used passively and continue to secure the public house. The previous wall was leaning towards the neighbouring property which posed a safety risk to both the public and patrons. Images within the application shows evident damage at the pointing and throughout multiple courses of brickwork.

The use of a fence poses a series of advantages over the previous brick wall as it requires less maintenance, blends in within the vernacular and the new height provides privacy for both the public house and neighbouring estate. If the previous wall were to be retained it would have needed new footings throughout the boundary in order to stabilise the ground, which in turn would mean more historic curtilage would have to be removed thus, causing more disturbance within the surrounding area.

06 Access:

If remedial works need to be carried out the hostelry will be cordoned off where appropriate and guests will be allowed to drink and dine in the opposite area whilst works are taking place to ensure that there are no H&S risks to occupants or staff.

Where high level works are required, the contractor will use access equipment specified for the required use and the affected areas will be secured against public access as required.

We ensure that the character and appearance of the building will be preserved with the works taken place.

It is considered that the works are sensibly designed, proportioned and respects the setting of the listed building. With the new proposals the public house, this will provide safer work environments for staff and secure public house for guests.

This statement is prepared in support of the listed building application for works listed above.