THE STAMFORD ARMS, 2 LEICESTER ROAD, GROBY, LEICESTER, LE6 0DJ

PLANNING & HERITAGE STATEMENT

1 – ANALYSIS OF SIGNIFICANCE OF THE BUILDING.

The original building (of historical interest) comprises of the two storey and single storey buildings facing onto Leicester Road, this contains the public bar, central entrance and bowling alley.

There are various extensions which have been added to the original building; these comprise of 1) single storey extension to rear containing ladies and gents toilets having pitched roof over; 2) two storey extension to side with pitched roof, containing additional gents and disabled toilet, bar counter, cellar and managers flat over; 3) single storey extension to rear with flat roof over containing rear entrance lobby, kitchen, bar counter and glasswash 4) single storey external storage areas with a mixture of pitched and flat roofs over, containing boiler room, store, garage and smokers area.

2 – SCHEDULE OF PROPOSED ALTERATIONS TO THE BUILDING

2.1) Remove 3no. small windows to single storey extension and replace with 1no. larger with dropped cill.

2.2) Remove existing steps and handrail to door on LHS of front elevation and make good pavement. Drop cill of existing external door to suit floor levels.

2.3) Replace 1no. window to single storey section at front of building with larger window with dropped cill.

2.4) Form new porch to entrance from carpark with new double timber panelled doors and 2no. small timber windows to return walls. Walls to be finished with facing brickwork and pitched roof to have slate finish.

2.5) Remove double doorset to external store to rear and block up opening with brickwork to match existing.

2.6) Remove gate to small yard area adjacent boiler room, enclose yard, install door and extend flat roof over to form new lobby to kitchen.

2.7) Install new kitchen input air ductwork on new flat roof over lobby adjacent boiler room and extract ductwork in valley between two pitched roofs over new kitchen location. All ductwork to be decorated out matt black.

2.8) Demolish existing wall and doors to boiler room and install new wall and door to suit revised layout.

2.9) Replace existing external single door off carpark lobby with new timber window.

2.10) Remove existing bowling alley, machinery and raised platform and make good.

2.11) Remove existing toilets to single storey building – walls, doors and sanitaryware complete and make good.

2.12) Form new ladies and disabled wc in position to suit revised layout – walls, doors and sanitaryware complete and extend existing drainage within building to new location.

2.13) Form new commercial kitchen to include walls, doors, suspended ceiling, finishes and services in location as shown on proposed plan.

2.14) Alterations to lobby off carpark entrance to form larger lobby to suit new layout and comply with DDA.

2.15) Alterations to gents and existing disabled wc to form new larger gents wc facility.

2.16) Installation of new internal door between bar and lobby at bottom of stairs upto managers flat.

2.17) Block up door opening from glasswash and between existing kitchen & lobby.

2.18) Demolish existing kitchen wall and make good.

2.19) Install window in wall adjacent new porch entrance.

2.20) Replace existing small window to existing gents wc location (by terrace) with a new larger one.

2.21) Adapt and refurbish existing bar serveries.

2.22) Redecorations throughout the building (internally and externally); together with replacement light fittings and floor finishes.

3 – JUSTIFICATION FOR THE PROPOSED WORKS.

The building is owned by Everards Brewery Ltd who propose to refurbish the public house. The premises will continue to be used as a public house with food being offered to all customer areas thus removing the existing small kitchen adjacent the carpark entrance. The new kitchen is proposed at the end of the single storey building to the left hand side, where the existing bowling alley and machinery is currently located.

The customer areas have therefore been re-planned to enable the above to be achieved; the toilets in the two storey section to the rear are presently very small and of a poor standard are to be fully refurbished and converted into larger gents toilet facility rather than the small gents and disabled toilets that presently exist. The existing ladies and gents toilets in the single storey building to the rear are to be stripped out and new ladies and disabled toilets are to be formed adjacent to the kitchen, to provide a more open, usable customer area. The existing rear entrance is poorly signalled and the lobby does not comply with current DDA regulations. It is therefore proposed to form a new porch to the carpark entrance with a larger, compliant lobby off.
It should be noted that the items proposed to be stripped out are recent additions within the original building and as such are of no historical interest.

Externally it is proposed to extend the existing rear terrace area, with planters, kerbs and paving style to match existing.

We believe that the proposals have little impact on the historical interest of the building and will enhance and maintain the character of the building.