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

DESIGN AND ACCESS STATEMENT
(IN SUPPORT OF PLANNING APPLICATION)

This Statement has been prepared in accordance with the requirement of Section 42 of the Planning and Compulsory Purchase Act 2004, and the guidance set out at Section 3 of Circular 01/2006: Guidance on Changes to the Development Control System.

As set out at paragraph 77 of Circular 01/2006, Design and Access Statements should be concise and their length and content "*should be directly proportional to the scale and complexity of the proposals*". The scheme, which is the subject of this application, comprises formation of a new porch entrance to an existing Public House, extension of existing terrace, replacement of 5no. windows with 3no. larger, replacement of 1no. door with a window, installation of 1no. new window, roofing over an existing small yard area to form a lobby, installation of new kitchen extract & input air ductwork and internal alterations. No change of use is involved.

The proposal is relatively simple and this Design & Access Statement is proportionate to it.

The proposal is fully illustrated on the scaled drawings.

CONTEXT

The Stamford Arms Public House is situated on Leicester Road in Groby.

The public house is a part single storey and part two-storey brick, stone and rendered masonry building. The existing building is detailed on a scaled site location map, floor plans and elevations, which form part of the application.

Neighbourhood profiling for LE6 0DJ by Acorn:

> *"Often, many of the people who live in this sort of postcode will have middle incomes and live in areas of home owning. These are known as type 27 in the ACORN classification and 2.99% of the UK's population live in this type.*
>
> *Neighbourhoods fitting this profile are found in many parts of the country including Halifax, Huddersfield, Stevenage, Guildford, Dorchester and Cambridge. Here is an overview of the likely preferences and features of your neighbourhood:*
>
> *These are comfortably off middle-aged people living outside major towns.*
>
> *The children of these middle-aged couples may have flown the nest, thereby allowing the parents a comfortable lifestyle. Family incomes are good and there is plenty of room in their three or four bedroom houses. With possibly a couple of cars on the drive, these managers and skilled workers are free from major financial worries.*

Many have paid off their mortgages; others may have prudently protected their futures with mortgage protection policies, life cover and accident insurance. Modest investments will have been carefully spread across ISAs, unit trusts and high interest accounts. They will be preparing for their retirement with a private pension.

Fresh air suits these people. They play golf, go walking and enjoy fishing and bird-watching. As a result of these interests their donations are more likely to support environmental or wildlife charities. Weekend visits to places of interest means they are likely to have taken National Trust membership.

These are Daily Telegraph and Daily Express readers, and often listen to Radio 2.

This is a description of the type of neighborhood to which this postcode has been matched; it is not a description of the postcode. The overview describes characteristics frequently found in these neighborhoods. Since most postcodes include a mix of people we don't expect everyone there will fit the description perfectly."

THE PROPOSAL

The property is owned by Everards Brewery Ltd, who are proposing to refurbish the property to include; formation of a new porch, improving the terrace area, installing new windows and door, kitchen extract and input air ductwork and some internal alterations, to improve the facilities for customers.

THE DEVELOPMENT PLAN

With there being no change of use the principle provisions of the Local Plan are unaffected.

CONSULTATIONS

Everards Brewery are a successful business in the licensed premise sector. The success of the Company, and its licensed businesses, is based upon a clear understanding of both the UK and local market place. Before undertaking any investment, the Company carefully researches the socio-economic characteristics of a site's catchment area. It also undertakes regular, and extensive, market research so as to ensure that its operations are in keeping with public perceptions, preferences and requirements.

Having fully assessed the business, and its catchment area, the Company considers that in order to increase trade, accommodate existing customers and attract further business, it is necessary to improve the facilities of the site and building. The means by which the Company seeks to achieve these objectives have already been explained.

The Company fully understands the character and context of the site, which will remain a local community facility serving Groby. The Company has a sound knowledge of both the

UK, and local licensed premises sector, and the works that require planning permission are relatively minor.

Newman Gauge as Agents for Everards Brewery have not undertaken discussions with the Planning Office prior to making this application, however we are happy to discuss and resolve any issues that may arise during the determination period.

EVALUATION & DESIGN

The proposal does not raise any issues relating to land use, scale, and layout.

The proposals are informed by the Company's experience of operating public houses and licensed premises, its position as a successful operator of licensed premises, its understanding of the site and the local area, and the extensive market research that it undertakes every year.

The proposals have been designed by the Company's architects to make the building more attractive to potential costumers.

The proposed alterations to the building are very simple comprising of the formation of a porch entrance off the carpark, improvements to the terrace, installation of additional windows and doors, new kitchen extract and input air ductwork and some internal alterations.

The proposals fully accord with the design objectives and policies of the Local Plan. The alterations will cause no harm to the community, adjacent properties, or the locality.

ACCESS

The proposal does not alter the principal access arrangements to the site or the building.

The proposal maintains access for all.



EXISTING FRONT ELEVATION - LEICESTER ROAD – (4no. WINDOWS TO BE REPLACED WITH 2no. LARGER, DOOR TO HAVE CILL DROPPED & STEPS REMOVED)



EXISTING SIDE ELEVATION - RATBY ROAD –
(NEW PORCH TO REAR ELEVATION WILL BE VISIBLE TO RHS)



REAR (CARPARK) ELEVATION – (NEW PORCH, WINDOWS, KITCHEN EXTRACT & INPUT AIR DUCTWORK - CONCEALED BEHIND ROOF PITCHES & CHIMNEY)



EXISTING SMALL YARD AREA (FROM GATE BACK) –
(TO BE ROOFED OVER & KITCHEN INPUT AIR DUCTWORK INSTALLED ON TOP. DOORS TO STORE TO BE REMOVED AND OPENING BLOCKED UP.)



EXISTING DOOR TO RHS OF CARPARK ENTRANCE –
(TO BE REPLACED WITH WINDOW)