

DESIGN AND ACCESS STATEMENT

SITE

The Stamford Arms
2 Leicester Road
Groby
Leicester
LE6 0DJ

Client

Everards

1. Introduction

1.1 Proposal Description

Our client, Everards are proposing a new deli and coffee shop in the existing structure of the Stamford arms pub.

This application therefore covers the following elements:

- Remove existing bi fold doors, build up new cavity wall on concrete footing to cill height and provide new timber bi fold windows.
- excavate all existing external flooring and existing raised slab to outbuildings and provide new insulated concrete floor slabs to create level floor throughout.
- Allow to infill existing openings to create new picture windows, together with new entrance door etc.
- Allow to insulate and underdraw existing pitched roof and provide new velux roof lights, allow to cut and trim existing roof structure.
- Open up existing brick wall and stone buttress to create new full height door and window unit, with lintols over to suit, to create emergency exit/access
- Allow for all structural works to create new openings, with structural steel work to engineers design and calculations
- Allow to create new areas, including kitchen, new wc's to connect to existing services and new servery with 100mm thick stud partition, allow for all power supplies and mechanical extraction connect to existing services
- -New flat roof construction in grp finish.
- Either take down, re-construct and relocate existing walk in cold store, or provide new, located within existing compound and below existing canvas structure, allow for new level paved area and provide sufficient power as required.

1.2 Area

The Stamford Arms is located in Groby, Leicester. Groby is a village in the Hinckley and Bosworth borough Leicestershire, England. It is to the north west of Leicester. The population at the time of the 2011 census was 6,796. The immediate nearby area is predominantly made up of residential properties and some businesses. The historic village centre retains some of its historic buildings, cobbled lanes and thatched cottages.

Use

The Stamford Arms is the sole community pub of Groby, it offers Generous outside seating areas, cosy inside bar spaces, sports fixtures, live events,

gorgeous food menus, lots of live music and an extensive drinks. The pub currently serves real ales, a large wine selection and an upmarket food menu. Our clients are looking to improve the facilities.

1.3 Economic, Social and Environmental Assessment

Our client believes that a pub is an important part of any community, as it offers a place for people to socialise and relax in an alternative environment to their home. The public house is very popular with the local community. Often the pub is one of the few places, which is inclusive to many areas of society.

The works will be carried out to our client's usual very high standards.

2. Design Principles and Concepts

2.1 Amount and appearance.

The proposals in this application include the following

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2.2 Layout

The footprint of the building will increase by 29sqm. The kitchen space will extend into the compound space.

2.3 Landscaping

- NA

3. Access

3.1 Access to the Transport Network 7

As this is an existing site, the existing transport network will be retained.

3.2 Inclusive Access

The final design proposal has been reached to ensure improved facilities not only for the pub but also for the wider community to ensure that the facility creates a more attractive amenity for the area. The proposal is of a design, layout scale and mass compatible with the locality and any neighbouring buildings and spaces to satisfy the terms outlined in the planning advisory documents provided by Hinckley and Bosworth Borough Council.

3.3 Equality 2010 Policy Statement.

Everards recognises and respects difference. They recognise that treating people equally does not necessarily define as treating them the same. The client believes in promoting and upholding principals of equality, diversity and fairness within the business, design and delivery. They are fully committed to providing procedures and facilities, which are accessible, safe and indiscriminative for all customers and staff. They intend to ensure that all work carried out complies with all current regulations and good practice. All access to the public house has been created to ensure that all people can use the facilities provided by our client. This development is no different and all levels guarantee that this is a user friendly site for all customers and any improvements comply with both the local planning policy and the Equality Act 2010. The proposal is of a design, layout scale and mass compatible with the locality and any neighbouring buildings and spaces to satisfy the terms.

4. Consultations

Our client is happy to speak to all neighbours and any other parties, who wish to discuss the proposed plans. However to this point, no specific consultation has been carried out.