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HERITAGE STATEMENT FOR WORKS AT THE STAMFORD ARMS
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View of pub frontage

Everards are seeking to carry out external and internal works at The Stamford Arms, Groby, Leicester. Our client want to remodel the pubs existing areas used for storage into a new deli and coffee shop.

The proposed works:

- 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.

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.

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.

Public house. Late C18, raised and altered C20. Red brick in Flemish bond, slate roof with 2 brick gable stacks. 2 storey plus attics, 3 bay front having central C20 door in pedimented wooden surround with console brackets, flanked by single canted bay windows with hipped slate roofs and glazing bar casements. To first floor are 4 C20 transomed and mullioned glazing bar casements with segmental arched heads. In the roof three C20 flat roofed casement dormers.

HERITAGE SIGNIFICANCE.

The National Planning Policy Framework ('NPPF') defines heritage 'significance' as "the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

The NPPF does not provide a definition for archaeological, architectural, artistic or historic interest in terms of heritage significance. However, Paragraph 16 of the *Principles for Selection of Listed Buildings* (DDCM 2018) Provides the following definitions ;

Architectural interest - “to be of special architectural interest a building must be of importance in its design, decoration or craftsmanship. Special interest may also apply to particularly significant plan forms. For more recent buildings in particular, the functioning of the building... will also be a consideration. Artistic distinction can also be a factor relevant to the architectural interest of buildings and objects and structures fixed to them”.

Historic interest – “to be able to justify special historic interest a building must illustrate important aspects of the nation’s history and/or have a closely substantiated historical associations with nationally important individuals, groups or events; and the building itself in its current form will afford a strong connection with the valued aspect of history”.

Historic England’s *Conservation Principles, Policies and Guidance* (2008) also offers useful definitions which underpin a value orientated approach to assessing heritage significance. In this document, heritage values fall into four categories:

Evidential value – The potential of a place to yield evidence about past human activity.

Historical value – The ways in which past people, events and aspects of life can be connected through a place to the present. This can be illustrative or associative.

Aesthetic value – The ways in which people draw sensory and intellectual stimulation from a place.

Communal value – The meaning of a place for the people who relate to it or for whom it figures in their collective experience or memory.

IMPACT OF PROPOSED DEVELOPMENT

In this case the general form and character of the Stamford Arms will not be affected by any works proposed. The addition of a coffee/deli shop will attract new customers and will create a wider variety of food and drinks options that the pub can serve. It will attract all ages and trading hours will be flexible throughout the week and weekends which will increase trade intake massively. The proposed works in the compound area will not visually change the form of the pub as the works are one storey and are in a closed area from the public. The proposals only change existing openings into different uses for example changing a door into a window opening. The new velux windows in

the coffee/deli shop space will impact this space by using natural daylight as its main source of lighting, It will save electricity. A New emergency exit access door is proposed to create a safe space following all regulations regarding fire safety.

The relatively high level of surviving historic fabric means that it is possible to understand the appearance and function of the building throughout its history. For this reason, the building is considered to have high archaeological (or evidential) value.

Some elements of the building are considered to be of high or medium significance. This includes all fabric and other elements which contribute positively to the character or appearance of the building.

ASSESSMENT

The Stamford Arms is located in Groby, Leicester. The village is situated south of the A50 Markfield road. The pub is close to the M1 South and the Leicester western bypass. The immediate area is made up of residential properties, some businesses, there are 2 primary schools and a church.

EVALUATION

The site is owned by Everards and the immediate information on the site is that it is central to the local community and plays a part in the daily lives of locals. The opportunities for our client are that they wish to provide a welcoming experience to all visitors and provide improved facilities for all. With doing this they expect that a range of new customers will visit the site and this will be worth the investment they are proposing.

DESIGN

The works will be carried out to our client's usual very high standards to improve the facilities for both local residents and travelling clientele.

ACCESS

All access and egress points have remained the same.

CONCLUSION

The Stamford Arms is situated in a conservation area. The areas for intended development will not detract from the beauty of the area, nor cause damage to the historic fabric of the building. All the works will be finished to a high quality standard of quality and workmanship and will be keeping with the current style of the public house and will blend in sympathetically to its surroundings.

Image A:
The existing storage outbuilding



Image B:
The existing Storage space



Image C:
The existing Kitchen



Image D:
The existing Storage outbuilding



Image E:
The existing Pergola with
Bifold doors.

