DESIGN & ACCESS STATEMENT rev A job 6485

The George Inn, Markfield, Leicester

Context:

The George Inn is a traditional type public house that has been the subject of a variety of leisure type facilities for the bar and restaurant trade. Following the failure of the business as a restaurant for Indian sub continent cuisine the premises are not currently trading.

The “L” shaped 30177msq.site is level all over whilst the previous car park occupied about 40% of the potential for parking off road from the main highway. This was deemed inadequate by the previous tenant and enlargement of the parking area was instigated.

Proposal:

Local requirements in respect of heritage:

We acknowledge that the site is within a conservation area and that the proposal will improve the overall visual amenity of the area.

The current retrospective application is to increase the current car parking capacity to take advantage of the remainder of the level site and provide a graveled area over what was to all intents and purposes derelict land.

The site is bounded on four sides by residential property that is defined by either timber fencing or brick / and or stone walling to the North West elevation. These boundary types will be retained.

Biodiversity

There are some various tree types to the boundary elevations, particularly on the North East corner of the site, which whilst not evidently planted in any structured manner, do afford some screening to residential areas and therefore should be retained. There is no evidence to suggest that any wild life habitat will be unduly affected.

Site planning for vehicles

There are no immediate plans to formalize the parking provision to segregated spaces, however in the event that the premises become viable again to continue in a restaurant / public house role then we suggest that the small indented area marked on the plan be allocated for disabled parking since this is the shortest route to the building. The existing gravel finish to the site should be retained to allow surface water to drain. A tarmac finish would not be conducive to the visual amenity of the site.