

DESIGN AND ACCESS STATEMENT

14th August 2024

SITE

The Bulls Head
23 Main Street
Ratby
Leicester
LE6 0LN

Client
Everards

1. Introduction

1.1 Proposal Description

Our client, Everards are wanting to erect a timber pergola with a polycarbonate roof in the courtyard of their pub, The Bulls Head

Therefore this application covers the following elements:

- Addition of a new timber constructed pergola with a polycarbonate roof which is detailed in drawings provided

1.2 Area

The Bulls Head has become a well loved pub for Everards in the commuter village of Ratby. For most of its history Ratby was a small agricultural village. It is one of three pubs in the village and located next to the village hall making it popular with the locals. It boasts a large outside area to the side of the pub.

1.3 Use

The site trades as a Public House & will be receiving a fabulous internal refurbishment providing a great facility for the area for all ages.

1.4 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 was once popular with the local community and tourists. 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 footprint and mass of the premises has not changed, only the change is the addition of a timber pergola

2.2 Layout

The footprint of the building will remain as the existing, the courtyard will be enhanced.

2.3 Landscaping

New timber post pergola to courtyard

2.4 Car Parking

The car park will remain as the existing

3. Access

3.1 Access to the Transport Network

As this is an existing site, access to the existing transport network & carpark will be retained.

3.2 Inclusive Access

The facilities within the premises will not be affected by the addition of the new pergola, there will be policies put in place during the works to ensure safety and welfare for both staff and customers.

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.