THEPIEDCALF

DESIGN & ACCESS STATEMENT

This document is the property of Blackdog and is not to be copied, reproduced, retained or disclosed to any unauthorized person either wholly, electronically or in part without written consent of Blackdog. All copyright is reserved to Blackdog. All drawings, unless otherwise stated are to be considered **'DESIGN INTENT'** drawings must **NOT** in any way be used for construction or final detailed costing. All copyright is reserved to Blackdog unless previously agreed in the agreed proposal.

17 99
GREENE KING
BURY ST EDMUNDS

Blackdog

Restaurant & Bar Design Awards
Shortlisted

Contents

1.0 Introduction & Proposal

2.0 List of drawn information

3.0 Context

4.0 Planning Use and Status
Planning history
Flood Risk assessment
Ecology

5.0 The Design
Use
Amount
Construction
Use
Design & layout
Sustainability

6.0 Access

7.0 Conclusion

Introduction & Proposal

The property is located on Sheep Market.

Our client wishes to remove a chimney which is in severely poor repair that currently poses dangerous risk to the public, redressing the roof in it's place. Re-building and renewing the rendered finish will potentially bring the problem back in the future. This Design & Access statement is prepared to provide a cogent argument that the proposal is appropriate.

This document is the property of Blackdog and is not to be copied, reproduced, retained or disclosed to any unauthorized person either wholly, electronically or in part without written consent of Blackdog. All copyright is reserved to Blackdog. All drawings, unless otherwise stated are to be considered **'DESIGN INTENT'** drawings must **NOT** in any way be used for construction or final detailed costing. All copyright is reserved to Blackdog unless previously agreed in the agreed proposal.

GREENE KING
BURY ST EDMUNDS

Blackdog
Restaurant & Bar Design Awards
Shortlisted

2.0 Information

2.1

BKDG 328 PR001
BKDG 328 PR002
BKDG DESIGN & ACCESS STATEMENT
BKDG HERITAGE STATEMENT
BKDG PHOTO SURVEY

v

3.0 Context

3.1 The site is located off Sheep Market, Spalding.

3.2 The site sits inside the existing Spalding conservation area.

3.3 The proposal has minimal effect on the setting.

3.4 The National Planning Policy Framework (NPPF) 2019 sets out a presumption in favour of sustainable development.

3.5 Sections 12 and 16 of the NPPF are of particular relevance in this case as they relate to achieving well-designed places and conserving/enhancing the historic environment.

3.6 Local Policy / The relevant planning policies of the adopted District Plan have been considered.

3.7 Flood Risk Assessment / Not applicable to application.

3.8 Ecology / No Ecological or BAT survey is provided as the existing buildings are in use.

4.0 Planning & Status

4.1 Below is the recent planning history.

Proposed signage.
Ref. No: H16-0982-13 | Status: Approved

Details of brick, coping stones, railings, gates and lighting (Conditions 3, 4, 5, 6 and 7 of H16/0362/06).
Ref. No: H16-0916-06 | Status: Approved

Demolition of garage and create patio and decked garden including new brick wall.
Ref. No: H16-0362-06 | Status: Approved

Demolition of existing garage and creation of new decked and patio garden area including new brick wall.
Ref. No: H16-0363-06 | Status: PERMITTED DEV/ETC

Erection of facia sign, gable sign and amenity boards.
Ref. No: H16-0646-99 | Status: Approved

This document is the property of Blackdog and is not to be copied, reproduced, retained or disclosed to any unauthorized person either wholly, electronically or in part without written consent of Blackdog. All copyright is reserved to Blackdog. All drawings, unless otherwise stated are to be considered "DESIGN INTENT" drawings must NOT in any way be used for construction or final detailed costing. All copyright is reserved to Blackdog unless previously agreed in the agreed proposal.

GREENE KING
BURY ST EDMUNDS

Blackdog
Restaurant & Bar Design Awards
Shortlisted

5.0 Design

5.1 Use A4 Public House

5.2 Amount 0m²

Brief The proposed works are for the removal of a chimney which is in severely poor repair that currently poses dangerous risk to the public, redressing the roof in it's place.

5.3 The existing use of the application property would not change as a result of this proposal.

5.5 The proposal would not create any issues relating to layout or scale.

5.6 The proposed would not create any layout changes to the property.

5.7 The proposal would not create any landscaping issues

5.8 Neighbour Impact There would be no impact on the neighbouring properties due to the design, topography of the site and location

Amenity & Layout There would be no impact

5.9 Parking Provision No alteration

5.10 Sustainability
Our proposal will also use sustainable sourced materials.

6.0 Access

6.1 Our revised proposal does not alter the existing access.

7.0 Conclusion

7.1 In conclusion, it is considered that these proposals will be to the benefit of the building by removing a dangerous part of the building. This is of particular importance in light of the frequent closures of local pubs and their disappearance as community assets in their own right.

This document is the property of Blackdog and is not to be copied, reproduced, retained or disclosed to any unauthorized person either wholly, electronically or in part without written consent of Blackdog. All copyright is reserved to Blackdog. All drawings, unless otherwise stated are to be considered **'DESIGN INTENT'** drawings must **NOT** in any way be used for construction or final detailed costing. All copyright is reserved to Blackdog unless previously agreed in the agreed proposal.