



**PROPOSED PUBLIC HOUSE/RESTAURANT
& 38 BEDROOM MARSTON'S INN
BARRIER BUSINESS PARK
BARRIER BANK ROAD / B1173 / A1175
SPALDING**

DESIGN & ACCESS STATEMENT

October 2017





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D. SUMMARY



PART A: INTRODUCTION

OVERVIEW

A.1

This Design & Access Statement has been prepared by JWA Architects on behalf of Marston's Inns & Taverns to support an application for the erection of a new public house/restaurant and 38 bedroom Marston's Inn, together with associated works including car parking, access arrangements and landscaping at Barrier Business Park, Spalding.

A.2

The purpose of this Design & Access Statement is to ensure that the Local Planning Authority has a proper understanding of the proposal and that the local community is fully and accurately informed about what is proposed.

FORMAT OF THIS STATEMENT

A.3

Part A of this statement provides a summary introduction and background to the proposed development.

A.4

Part B of this statement, design evolution, describes the site, surroundings and summarises how the proposed development has evolved and the consultation undertaken to date.

A.5

Part C of the statement, design response, describes the proposed development in terms of use, layout, density and appearance; its relationship to the site and surroundings; and how issues of safety and security, sustainability and accessibility have been taken into account. Issues of implementation and maintenance are also addressed.

A.6

Part D provides a brief summary.



POLICY & GUIDANCE

A.7

The design of the proposal has had regard to policy and guidance, such as that listed below (in chronological order).

National Policy & Guidance

- NPPF (2012).
- Building Regulations: The Approved Documents, DCLG and others (1992-2006).
- The Disabled Discrimination Act, HMG (1995).
- By Design: Urban Design and the Planning System – Towards Better Practice, DETR & CABE (2000).
- Urban Design Compendium: Urban Design Principles, English Partnerships (2000).
- The value of urban design, CABE, UCL & DETR (2001).
- Planning and access for disabled people: a good practice guide, ODPM (2003).
- Safer Places: The Planning System and Crime Prevention, ODPM & Home Office (2004).
- Secured by Design Principles, ACPO (2004).
- Planning Policy Statement (PPS) 1: Delivering Sustainable Development, ODPM (2005).
- DCLG Circular 10/2006: Guidance on changes to the Development Control System (June 2006).
- The principles of inclusive design (they include you), CABE (2006).
- Manual for Streets, DFT, DCLG & Welsh Office (2007).
- Urban Design Compendium 2: Delivering Quality Places, English Partnerships (2007).

The site plan shows a proposed development on a triangular plot. The plot is bounded by Highway 101 to the east and a residential area to the north and west. The plan includes a large parking lot with 15 spaces, a car park, a storage area, a maintenance building, and a new building. The new building is a two-story structure with a gabled roof and a central entrance. The parking lot is located to the west of the new building. The car park is located to the north of the new building. The storage area is located to the east of the new building. The maintenance building is located to the south of the new building. The plot is surrounded by a green area with trees and a road.

B.1

B.2

B.3

Character

The application site has been previously set aside for development as part of the wider scheme.

At present the application site has no visual value.

It is not considered that at present the site has any inherent character or quality particularly worthy of preservation.

The site layout has been design to consider the visual link to the main road, A1175.



Constraints & Opportunities

B.8

None of the site is within any conservation area or otherwise protected area. The site does not include any listed buildings.

B.9

The site at present has no ecological value that should negate development of the site.

B.10

The site is a level vacant land, with no current land use.

SURROUNDINGS AND CONTEXT

Character

B.11

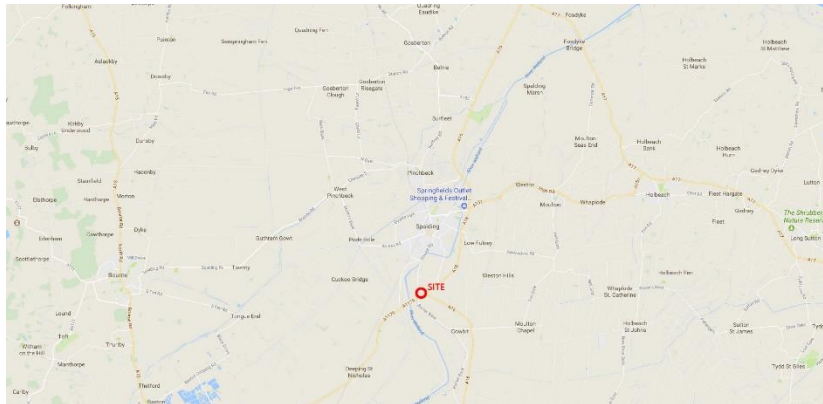
The site is located off the A1175 in the southern sector at Barrier Business Park.

B.12

The proposal will also offer a service to local housing and visitors to the area.

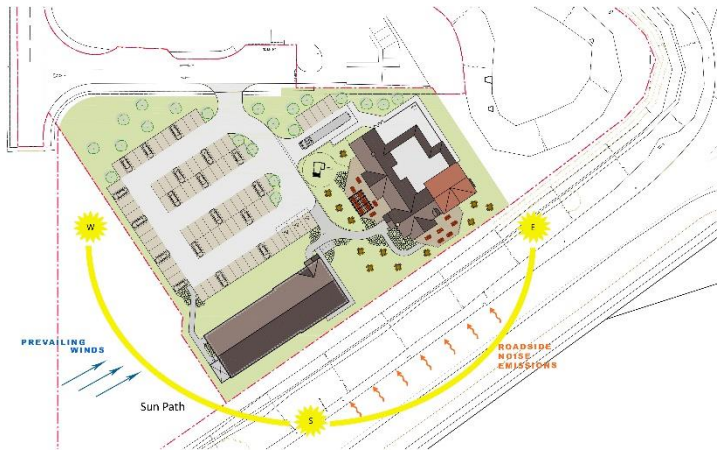
B.13

The development of the site will bring new identity to a previously redundant land use, providing a new and vibrant frontage.



Site Location Plan

Site Aspect Plan



Views

B.14

The area surrounding the site will be developed with further uses with a recently opened petrol filling station to the north of the site.

B.15

However, the nature of the proposed development is such that it is designed to attract passing trade, thus the site is in a relatively prominent location adjacent to the A1175.

Constraints & Opportunities

B.16

The relationship of the proposed development to the surrounding area, in particular the adjacent roads are an important design consideration.

B.17

A detailed site analysis has been undertaken to ensure that the proposal has due regard to its surrounding character and context whilst being distinctive in its overall design.

B.18

Building height and scale have been carefully considered to ensure that the development is in balance with its immediate surroundings and complements the proposals.

B.19

The application site is efficiently located to serve the needs of local residents and visitors to the area. The building location has been considered to ensure the new Restaurant/Public House & Marston's Inn has a good visible link and strong presence.



Access, Transport & Linkages

B.20

Vehicular access to the site will be from the existing access at the B1173 & A1175.

B.21

Pedestrian access to the site will be limited.

B.22

The nature of the proposal is such that it is a destination, not a source of movement.

B.23

A network of footpaths exists around the site which will provide good pedestrian access within the park.

B.24

Bus stops are proposed as part of the wider park development.



CONSULTATION, INVOLVEMENT & DESIGN DEVELOPMENT

Consultation & Involvement

B.25

Pre-application consultations with the Local Planning Authority have been developed over a period of time to agree a comprehensive development plan.

A pre-application meeting was held to discuss application details;

- Review policy issues.
- Agreed scale and massing of proposed development.
- Discuss Design Proposals.

Design Development

B.26

A great deal of time and considered thought has been given to the application proposals particularly in terms of the public house/restaurant's & Marston's Inn's design, scale, bulk and massing as well as overall site layout and relationship with its surrounding business and commercial uses.

PART C: DESIGN RESPONSE

USE

C.1

The application for planning permission relates to the proposed erection of a public house/restaurant and 38 bedroom Marston's Inn, together with associated works.

C.2

The proposed use of the site will therefore comprise a use falling within Use Classes A3 and A4 (as defined by the Town & County Planning (Use Classes) Order, 1987) – Restaurants and Cafes (A3) and Drinking Establishments (A4).

LAYOUT & DENSITY

C.3

It is proposed that the buildings be positioned to provide visibility but at the same time include designed layout to cater for parking, deliveries and external landscaping. Finished floor levels have been set to comply with the approved FRA (Report No. 8001/235r4)

C.4

The proposed development has been developed to provide an optimum compact layout with the principal public entrances being easily visible from within the site and car park.

C.5

To the south west of the public house/restaurant is an outdoor amenity area providing seating and a children's play area. The buildings have been arranged not only to make the most of the site levels but also uses the building form to provide the site with an identity. The outdoor play area and seating have been designed to attract activity and enjoyment to the frontage but also consider the inclusion of landscaping.

C.6

Car parking areas are sensitively laid out around the remainder of the site and incorporate appropriate landscaping.

C.7

Additional landscaping is proposed within and around the periphery of the site and will be detailed in a landscape scheme which will be approved by the Planning Department.

C.8

A small service yard is located to the 'north west' of the public House. Auto track design has been done to ensure delivery access for the lorry. Only a small lorry is required for the Hotel linen delivery.

Density

C.9

The proposed Public House will have a footprint of 615m.sq. with the Marston's Inn having a footprint of 560m.sq.

Car Parking, Cycle Storage, Waste & Recycling Provision

C.10

98 car parking spaces are proposed, including 3 spaces for the disabled, which are located as close as practically possible to the proposed entrance into the public house/restaurant and Marston's inn.

C.11

4 cycle stands are proposed for customer use, capable of parking 8 cycles. With 2 cycle stands for staff capable of parking 4 cycles.

C.12

Waste and recyclables will be stores within the screened service compound to the rear of the proposed public house/restaurant, from where they will be collected by a private contractor.



Form, Scale, Design, Appearance & Landscaping

Building Form & Scale

C.13

The design of the proposed development has been developed as a series of building elements focused around a central core, evocative of traditional development forms.

C.14

This approach helps to reduce the apparent mass of the proposed development.

C.15

The various elements of the public house/restaurant are arranged around a central service core to conceal the least attractive elements, equipment and plant located on the flat roof above the main core, this flat roof element is part of a mansard which provides a recessed well to which the plant is hidden within.

C.16

The ancillary first floor staff accommodation above the public house/restaurant provides a 2 storey element that adds credence to the appearance of the building. This accommodation is ancillary to the operation of the public house/restaurant. It is Marston's policy to have a member of staff on site at all times for management purposes as well as security of the property.

C.17

The compact form and layout of the proposed public house/restaurant avoids the common "front verses back" approach frequently associated with service buildings, this maximises the public frontage thereby enabling the best face of the building to be presented in as many different views as possible and allowing the public access to take advantage of the outside patio areas with their south aspect.

C.18

The public house/restaurant will have a maximum height (to ridge) of 9.8 metres for the accommodation block, although the majority of the building will be no more than 7.2 metres in height. The Marston's Inn will have a ridge height of 8.8m





PROPOSED SITE PLAN

C.19

The public house/restaurant will be approximately square in footprint measuring approximately 24.2m by 32m on the ground floor, with a footprint of 14.7m by 9.8m (maximum dimensions) on the first floor. The raised roofs give variety and interest to the roof scape giving more presence to the development with the use of traditional grey roof tiles on the public house/restaurant to emphasise the implied organic development of the building. The Marston's Inn has a footprint of 40m by 15m.

Architectural Style, Character & Elevational Appearance

C.20

The architectural style adopted for the proposed development derives from historical precedents including the coaching inn, tavern and public house and integrates these within the contemporary concept of eating and drinking as a social, family event.

C.21

The proposed development is intended to be much more than simply somewhere to eat and drink, it is intended that it should become part of the narrative of the locality, part of the place within which it is located.

C.22

The design has been developed to give the appearance that the building has been developed over time and employs architectural elements to keep to a domestic scale. The use of smaller building elements, elevation articulation and varied materials help to break up and add interest to the external form and appearance of the proposed development.

C.23

To provide the Public House/Restaurant with a local identity and present a feeling of 'being' the building design will include the presence of two building elements, a two storey timber clad building and a single storey brick and render 'extension'. This mix of material will break up the impact and provide a building of interest and age, but at the same time provide a more modern mix of the traditional building elements.

C.24

Similarly, raised roofs are used to break up and give variety and interest to the roofscape and provide the public house/restaurant with a greater sense of presence.

C.25

The Marston's Inn design while regular in its elevational layout employs the same materials and style to bring the development together to be read as one cohesive layout.

C.26

Wide open and welcome entrances are a further feature of the design and to define the entrance a timber gable canopy has been incorporated which gives the building identity and portrays security and shelter.

C.27

All elevations have been designed to take account of and be sympathetic to their aspect with large open windows to provide a modern feel to the building, but still retaining public house quality to which the public relate to.

(N.B. All signage shown on the elevations is illustrative only and will be subject to a separate application for advertisement consent).

Materials

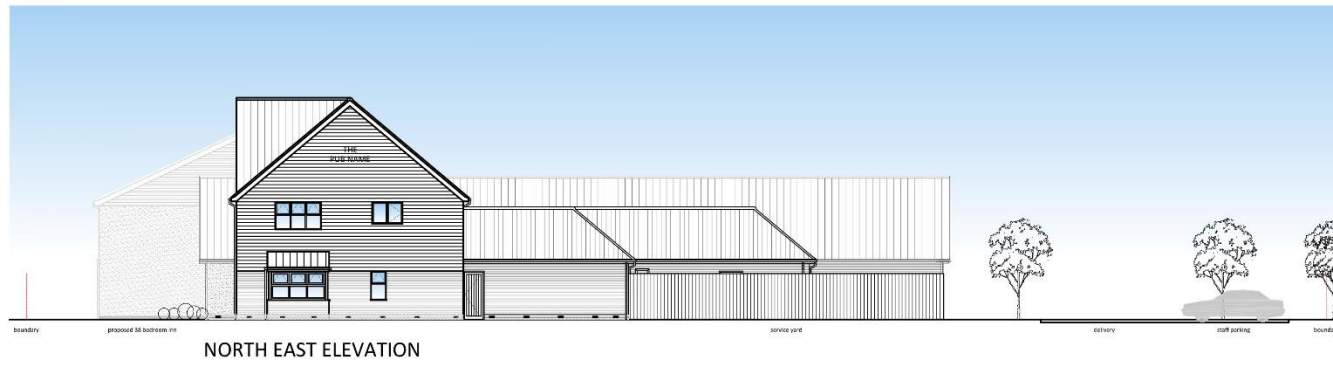
C.28

The materials provided are appropriate to include render timber and brickwork with red plain tiles to the two storey roof element and grey to the lower roofs.

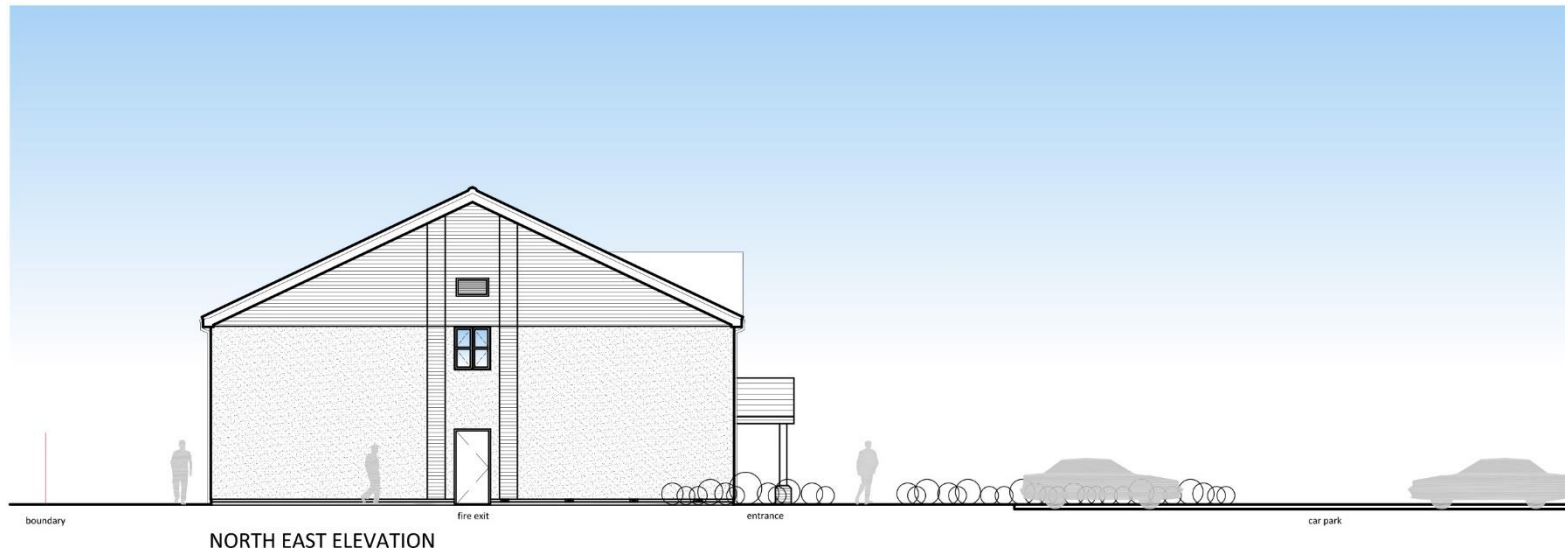
C.29

A number of different walling, roofing and cladding materials are proposed to reflect the appearance of the proposed development as a series of building elements and to break up and add interest to the external form and appearance of the proposed development. The combination of colours used in the materials will complement each other and provide a modern contemporary feel but still retain a traditional pub aspect.











C.30

The variation in materials particularly in colours and textures will be used in conjunction with the proposed lighting to highlight the principle public entrance to the public house and Marston's Inn, to define the main circulation routes.

C.31

All windows and doors will be painted woodwork, in the case of the windows/door surrounds and with a different colour for the principle public access into the public house/restaurant.

C.32

All rainwater goods will be high specification UPVC.

Outdoor Amenity Area, Planting & Boundary Treatment

C.33

The proposed development will sit within a sympathetic landscaped setting which will also include an outdoor amenity area providing seating, pergola and a children's play area. Landscaping comprising pathways, paved areas, grassed areas and planting is proposed within and around the periphery of the site, including the car parking area.

C.34

The design and use of the materials of the patio/garden terrace have been carefully considered to give an inviting and pleasant environment for customers with a timber pergola provided for interest and shelter.

C.35

External patio/garden areas have been located to benefit from the external aspect and provide more activity to the development. All landscaping will be specified to ensure robustness, longevity and ease of maintenance.

The boundary with the highway will have a 1200mm high post & rail fence to enclose the site and provide security. The use of 450mm high knee rail fences will also be used inside the site to guide customers to the entrance and external areas.

SITE MOVEMENT PLAN



Lighting

C.37

All external areas of the proposed development will be appropriately lit, with the principal public entrance (s) to the public house/restaurant and the main external circulation routes being highlighted.

C.38

All lights, both internal and external, will be fitted with low-energy bulbs.

(NB: An external lighting scheme is indicated showing the proposed external building lighting and car park lighting and is included as part of this application submission).

CONTEXT**Relationship To Surrounding Properties, Townscape, Streetscape & Landscape****C.39**

Consideration for adjacent developments has been considered and it is felt the new Public house/ Marston's Inn will have no detrimental effect to these developments.

C.40

The proposed development will have no significant adverse impact on its surroundings when considered in the context of the of any future development proposal.

Accessibility & Transport**C.41**

The site is well served with infrastructure. Vehicular access to the site will be from the B1173 & A1175.

C.42

98 Parking spaces will be provided to ensure adequate parking for both the Public house & Marston's Inn.

C.43

Good cycle access will also be a benefit due to the close location to the road network.

C.44

The site will provide a service to the surrounding catchment area, from the local residents, tourists, passing trade and workers of the local area.



LIGHTING PLAN

Safety & Security

C.45

The following select 'Key Points' are taken from 'Secured by Design':

- Natural surveillance is to be strongly encouraged, but care is needed particularly in residential development to ensure that privacy is not infringed.
- Buildings should preferably face onto public areas and traffic routes, provided always that acceptable security for rear elevations can still be ensured.
- Property boundaries, particularly those at the side and rear, which adjoin public land, need to be secure – windows should not provide easy access from public land – and access points to the rear of buildings should be controlled, for example by means of lockable gates.
- Car parking should be provided close to and visible from the buildings where the owners live.
- Improved lighting can be effective in reducing fear of crime, and in certain circumstances reducing the incidence of crime.
- Different lighting sources need to be considered in different environments – the character of the local environment must always be respected.
(ACPO Guide 'Secured by Design June 2004)

C.46

The proposed development has been designed to incorporate these design principles.

C.46

Car parking will be provided for on the site, surrounding and visible from the public house/restaurant.



C.47

There will be a secure boundary to all non-public external areas of the site, entrance to which will be via lockable gates.

C.48

A buffer zone has been incorporated around the site to allow for landscaping to reduce the impact of the Hotel and allow for a visual and acoustic gap from the rear elevation to the boundary

C.49

All external areas of the proposed development will be appropriately lit, with the principal public entrance to the public house/ Marston's Inn and the main external circulation routes being highlighted.



SUSTAINABILITY AND ENERGY EFFICIENCY

Location, Transport & Access

C.50

The site is located adjacent the A1175.

C.51

The nature of the proposal is such that it is a destination, not a source of movement.

C.52

There will be new bus stops proposed as part of the site wide scheme.

C.53

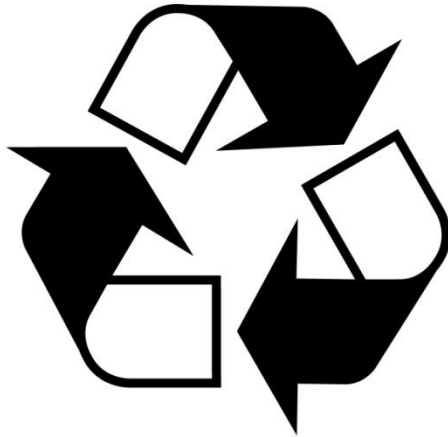
Bus stops will benefit from relatively regular bus services providing access to and from the area.

Site Layout & Building Design

C.54

Wherever possible the design of the proposed development has taken best practice into account, minimising waste by good design. For example;

- Where necessary, southerly facing windows are shielded from potential over heating in summer months by projecting and/or lowered eaves.
- Excessively large areas of glazing are also avoided, thus minimising the need for overheating and mechanical cooling in the summer months,
- Fewer windows are located on the northerly facing elevations thus minimising the potential for heat loss and maximising the potential for high levels of insulation.
- The principal public entrance is located away from the principal wind direction and under a generous porch, the potential for strong winds entering the proposed development thereby being reduced.



Energy Efficiency & Consumption:

C.55

Marston's Inns & Taverns as a company are committed to reducing their energy consumption in all areas of the business and require that all new buildings are provided with energy efficiency measures and controls.

An energy and sustainability statement has been prepared which shows Marston's commitment to the conservation of energy and reduction of CO² emission and is part of the planning application documents.

C.56

The proposed Mechanical & Electrical Services have been prepared following a review of available low and zero carbon technologies. The building is not generally cooled, therefore the potential for using ground source heat pumps is not an option due to the decreasing effectiveness of the heat pump over time for heating only.

C.57

Accordingly, the heating and ventilation for the building will be provided from air handling plant with recovery from the return air to pre-condition the supply. In addition the requirement under the Building Regulations Part F for fresh air supply of 10 litres/second per person dictates the capacity of the plant for peak demand. However, the occupancy levels vary and the design will incorporate inverter driven fans controlled by air quality sensors.

C.58

The kitchen ventilation system is required to remove fumes and heat from the cooking areas. The main canopy system will be fitted with a heat recovery system from the extract air to pre-condition the supply air when required. It should be noted that it is not intended that the supply air will be heated above 16 degrees centigrade. The canopy extract and supply fans will be fitted with inverter drives controlled by the Chefs to reduce flow at low demand.

C.59

All back of house ventilation fans are unitary type, controlled by motion sensors to reduce 'on' time.

C.60

Heating and hot water generators will be condensing type, gas fitted appliances, time switch controlled.

C.61

Lighting services back-of-house will all be arranged for switching by motion sensors.

C.62

The high levels of (environmentally-friendly) insulation required by Part L of the Building Regulations will minimise the demand for energy use.

C.63

The simplest and easiest method of reducing energy consumption is through the specification, installation and use of low-energy fittings and appliances.

C.64

In this case, all lights, both internal and external will be fitted with low-energy bulbs. If possible, all external lighting will be solar powered.

C.65

All white goods (fridges, freezers, etc.) installed in the proposed development will have an energy rating of 'A' whilst any dishwashers, washing machines and/or tumble dryers supplied will have a rating of 'B'.

Materials

C.66

In specifying the exact materials to be used in the construction of the proposed development:

- The development will be constructed using a timber frame construction with FSC timber controls.
- Consideration will be given to the use of recycled materials.
- Consideration will be given to the use of low emissivity glass to reduce heat loss.
- If possible, it will be ensured that all timber products will be sourced from a sustainable source, such as those forests certified by the FSC (Forest Stewardship Council) or PEFC (Pan European Forest Certification).
- Materials will be carefully specified to ensure the delivery of a 'healthy' building (e.g. finishes containing formaldehydes will be avoided).
- Where possible standardised building components will be used to minimise waste.
- If possible, materials will be sourced from local sources and/or suppliers to minimise transport impacts.
- If possible, building contracts will require waste separation in order to maximise the recycling of waste material generated during the construction process.

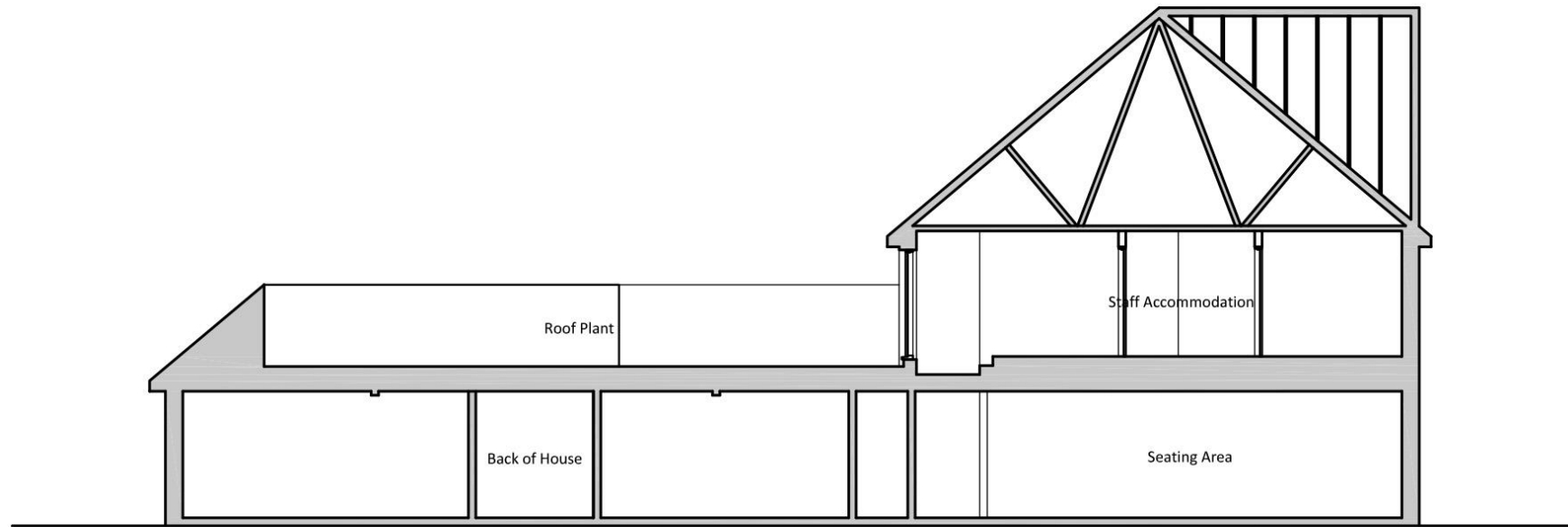
Waste & Recycling

C.67

Waste and recyclables will be stored within the fenced service compound to the 'rear' of the proposed public house, from where they will be collected by a private contractor (full details are provided within the 'yard layout and fencing details' drawing).

C.68

Marston's recycle glass, paper, cooking oil and cardboard with provision for wheeled pallets and containers. A total of four 1100 litre bins are provided for commercial waste in addition to the recycling storage.



SECTION A-A

BUILDING SECTION SHOWING ROOF PLANT WELL

Drainage & Conservation

C.69

Due to the scale and nature of the proposed development, it is considered that rainwater harvesting would be impracticable (with the exception of rainwater butts, which will be provided at appropriate locations).

C.70

Run off from downpipes will be directed into appropriately designed system.

C.71

Storm water drainage will be via a controlled discharge.

C.72

Due to the location and nature of the site and proposal, it is considered that the use of on-site sewage treatment (e.g. reed beds) would be impracticable. Foul sewage will therefore be directed into the mains drainage system.

C.73

Dual flush (water saving) toilets and urinal flushing controls will be installed in the proposed development. Consideration will be given to using aerated taps and shower fittings. Water efficient appliances (e.g. dishwashers) will be installed in the proposed development if possible (subject to achieving the 'A' or 'B' ratings referred to above).

ACCESSIBILITY

Introduction

C.74

Accessibility should be considered at all stages, and in relation to all aspects of the design of any development. If considered properly, it should be integral to all design decisions and should not stand out as something that has been considered late in the process or as an add-on to other design inputs.

C.75

The objectives established for the completed development are therefore that it should be;

- Inclusive – so that everyone can use it safely.
- Responsive – has taken everyone's views into account.
- Flexible – so that different people can use it in different ways.
- Convenient – so that everyone can use it without too much effort or separation.
- Accommodating – for all people, regardless of their age, gender, mobility or ethnicity or circumstances.
- Welcoming – with no disabling barriers that might exclude some people.
- Realistic – balancing everyone's needs.

(Source: 'The principles of inclusive design'. (They include you)', CABE 2006)

C.76

In practice, the proposed development is considered unlikely to be discriminatory in terms of race, gender, religion or belief, sexual orientation, age or circumstances; and the only potential disabilities that are considered to require specific consideration are those of sight and particularly mobility.

Outline of Proposed Development & Design Approach

C.77

The approach taken to the design of the proposal has been to ensure maximum accessibility for all potential residents and visitors, whilst bearing in mind and taking account of all other constraints and influencing factors.



External Areas Access

C.78

Vehicle access to the site will be from the new access from the B1173 & A1175.

C.79

Pedestrian access is limited to the site but a footpath network will exist within the park.

Routes

C.80

Within the site, pathways will be a minimum of 1.5m wide and have been arranged so that gradients are as low as possible.

C.81

Pathways will have blister paving and dropped kerbs at crossing points and other appropriate locations.

C.82

All pathways and publicly-accessible external areas will be adequately lit to ensure sufficient visibility.

Car Parking

C.83

98 car parking spaces are proposed, including 3 spaces for the disabled, which are located as close as possible to the proposed entrance into the public house and Marston's Inn.

C.84

Cycle hoops have been included to promote alternative forms of transport for customers and staff.

Service Access

C.85

Service vehicles will be able to access the proposed development and Autotrack routes have been planned to ensure access into the delivery position. A drawing showing the Autotrack design forms part of this application.

Emergency Access

C.86

Emergency vehicles will be able to access the propose development as required.

The Building

Approach To The Building & Entrance Identification

C.87

It is important to ensure that the principal entrance to a building is clearly identified by all users, including, for instance, the partially sighted. Entrance identification can be assisted through differing building forms, materials, colours, textures, etc.

C.88

In this case, the ease of identification of the principal entrance has been ensure through the use of an easily identifiable open-sided porch, which faces the car parking area and is easily visible from the main accesses into the site.

C.89

All other entrances have been afforded an appropriate level of identification.

Entrance Doors

C.90

All entrance doors, both public and otherwise, will comply with Part M of the Building Regulations.

C.91

Door furniture will be designed, specified and fitted to maximise accessibility by all users.

C.92

Manual opening doors will be fitted to require a minimum of force to open.

Internal Arrangements

C.93

The public house will be on one level with no internal steps thus ensuring ease of accessibility for all staff and customers. The Marston's Inn cover 2 floors with the accessible rooms located on the ground floor.

C.94

All other areas of the proposed development have been designed to maximise accessibility and comply with Part M of the Building Regulations.

Implementation, Phasing & Delivery

C.95

It is anticipated that the proposed development will be implemented upon grants of all necessary permissions and consents.

Management & Maintenance

C.96

Management and maintenance of the proposed development will be carried out to an agreed schedule to ensure all systems operate safely.

PART D: SUMMARY

D.1

This Design & Access Statement has been prepared by JWA Architects Limited on behalf of Marston's Inns & Taverns Limited to support the application for the erection of a new public house/restaurant and 38 bedroom Marston's Inn, together with associated works including car parking, access arrangements and landscaping.

D.2

The site is located at the vacant site off the A1175 adjacent to Barrier Bank.

D.3

The nature of the proposal is such that it is a destination, not a source of movement.

D.4

Vehicular access to the site will be via the new access from the B1173 & the A1175.

D.5

The design of the proposed development has been developed as a series of building elements focused around a central 'core', evocative of traditional development forms.

D.6

The compact form and layout of the proposed public house/restaurant avoids the common 'front versus back' approach frequently associated with serviced buildings. This maximises the public frontage, thereby enabling the best face of the building to be presented in as many different views as possible.

D.7

The architectural style adopted for the proposed development derives from historical precedents including the coaching inn, tavern and public house and integrates these with the contemporary concept of eating and drinking as a social family event. The style reflects a contemporary and modern feel with traditional values of a Public House. The materials proposed will provide an attractive modern statement but also define its nature as a Traditional Public House. The use of render timber and brick elevation will add interest to the building form and help to break up the elevation. These base materials will be used on the Marston's Inn to provide the site with a cohesive setting.

D.8

The proposal has been designed to incorporate 'Secured by Design' principles.

D.9

The approach taken to the design of the proposal has been to ensure maximum accessibility for all potential residents and visitors, whilst bearing in mind and taking account of all other constraints and influencing factors.

D.10

The layout has been developed to consider the adjacent property in relation to, building position and delivery location/screening.

D.11

The finish floor levels at the Public House and Marston's Inn have been set to comply with the outline application approved FRA. The Public House floor level set at 2.85m AOD & the Marston's Inn floor level set at 3.00m AOD.