

Design & Access Statement

Micro Pub

71 High Street, Bognor Regis, West Sussex. PO21 1RZ.

INTRODUCTION

This document sets out the design and access statement to accompany the full application for planning permission for change of use from existing retail unit to micro-pub.

BACKGROUND

An application for a Micropub and not a Micro-Brewery. There will be no brewing at the premises. All beers sold will be sourced from local Micro Breweries. There will be a maximum of two deliveries per week between the times of 10am and 4pm.

The Micropub Concept

The first Micropub, The Butchers Arms conceived by Martin Hillier opened in Herne, Kent in 2005. Martin hated smoking, televisions, background music, gaming machines and gassy tasteless draft lager. He wanted a pub selling quality cask ales and to encourage conversation, ie, a Place where people talk to strangers and the Micropub movement was born. Since then there has been a quiet revolution. In 2017 around 2 micropubs were opening in the UK each week, contrast this with the 29 conventional pubs have been closing each week

- The emphasis is on cask-conditioned real ale, largely sourced locally. In addition Wine (including English wines) and Cider is normally sold; but the landlord is dedicated to keeping it in great condition, typically in a cold room but we will be using cooling jackets. Gravity cask maintains its natural condition. Lager is generally only sold by the bottle. Micropubs do not normally sell Spirits but a few do sell Gin which is currently all the vogue
- Encourages conversation, and talking to strangers is the norm
- Bar snacks only, no food. Snacks such as Cheese and Biscuits are normally provided free on a Sunday
- Whilst we will have a small bar, many do not and offer table service
- Normally seating is on high Kentish Style seating (narrow benches) seating 4 – 6 people around the edge to promote conversation. Normally internally seat 20 – 30 people; some additionally have some outdoor courtyard or pavement seating
- A community hub
- Put life into old retail units in declining high streets

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- Most Micopubs close early evening on a Sunday eg. 7pm and close all day on a Monday. From Tuesday to Thursday most open at noon and close mid-afternoon, reopening at 6pm and generally close no later than 9.30 or 10.00 pm. On Fridays and Saturdays most open at midday and remain open until closing again at around 9.30 – 10.00pm. Extended hours may apply at New Year, bank holidays, and for other special occasions. Please see our application for our proposed opening hours.

As a result Micropubs tend to attract a more mature audience just wanting to go for a quiet drink; to meet others and most importantly enjoy a great pint of local cask conditioned real ale.

PLANNING HISTORY

No related planning history.

SITE

The site is located just off the High Street in Bognor Regis, accessed via Norfolk Street, within the conservation area.

Refuse and recycling bins will be provided within the courtyard space at the end of the units.

APPEARANCE

There are no proposals to change the existing external facades.

LANDSCAPE

The site is flat.

No felling of existing trees is proposed as part of the works.

The existing landscaping will be retained.

ACCESS & PARKING

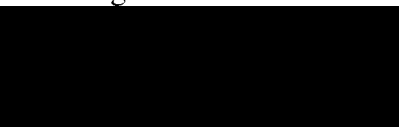
No alterations arise from these proposals.

The site is within Bognor Regis shopping centre with public car parking available in The Queensway and Belmomt Street, both within a short walking distance or along adjacent roads, where some restrictions apply. No on-site parking is proposed as the property is situated in a sustainable location where parking and train/bus routes are easily accessed.

CONCLUSION

This change of use application is related solely to the descriptive use of the property and minor internal alterations, it has no other impact on the existing building.

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