

DESIGN AND ACCESS STATEMENT



The Black Horse Public House, Climping Street, Climping

Use

The Black Horse Public House is currently vacant. The building traded as a public house with rooms until ceasing trading late last year (2018). The use of the building will remain the same.

The trend of public houses closing in England is well known and does not need to be rehearsed. Neither is it necessary to point out the obvious conversion proposals, often to residential uses, that tend to follow pub closures. The applicants are a local family-run business who are seeking to retain the building in its original use which will offer employment in the local area as well as bringing back into use a well regarded community asset. Alternative uses for the building would be far less desirable.

Amount

The public house is not currently trading and over a number of years the previous owners have tried a number of different tenants and initiatives to try to boost trading. This coupled with a lack of investment overall has meant the site in its current form is not a viable proposition. It is therefore necessary to rework the building with a slightly extended footprint to allow a more viable venue to be created.

Layout

The interior of the building is proposed to be reworked to bring it more in line with modern requirements and expectations, so allowing the building to become a more viable commercial proposition. All spaces will be fit for purpose with the public spaces being designed in a practical and aesthetically pleasing way.

The car park will be reworked to accommodate a larger number of parking spaces, which will reflect the modest increase in footprint proposed.

Scale

The scale of the building is unchanged, with the proposed extensions following the form, outline and height of the existing building. Therefore the building will continue to sit well within its surroundings and make a positive contribution to the visual amenity of the rural streetscape.

Landscaping

The landscaping around the building will be improved with new planting and surfaces more reflective of a traditional rural public house. The car parking area will be resurfaced with a more sympathetic material which will also be permeable, improving surface water drainage.

Appearance

A careful and sympathetic restoration of the Listed building is proposed, with later 1970s and 80s additions reworked or replaced to enhance the setting of the building and legibility of the features and historic development of the Listed building.

The two small extensions proposed to the footprint have been designed in an attractive and sympathetic way, reflecting the building's character and form, along with the local vernacular. High quality natural materials are proposed to be used in the replacement dining room, whilst the managers flat extension will blend in and complement the existing building profiles.

The change in material of the car park will be a large visual improvement, with self binding gravel being proposed to replace the existing tarmac surface. The proposed material is a natural material and more commensurate with the rural location of The Black Horse.

Access

The existing building currently has poor access for those with restricted mobility and this proposal will provide the opportunity for better access to be provided to accommodate those groups.

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