

# **HERITAGE, DESIGN & ACCESS STATEMENT**

for  
**Retention of marquee for a temporary  
period of three years**  
at  
**Wilkes Head Inn, Church Lane, Eastergate**  
for  
**Sonia Scott**



**August 2017**

**STEPHEN JUPP  
BA(HONS), LLM, MRTPI,  
CHARTERED TOWN PLANNER**

## Assessment of Physical / Historical Context

The application seeks listed building consent and planning permission to retain an existing marquee which is erected on the west side of the public house for a temporary period of three years.

The existing building was Grade II listed on 20<sup>th</sup> September 1984. Its description reads:

*"1763 circa. Two storeys and attic. Three windows. Two hipped dormers. Red brick. Stringcourse. Tiled roof. Casement windows. Doorway with flat hood on brackets and door of six fielded panels."*

As evident in the Google StreetView photograph on the cover page there is the main public house building and then a single storey extension to the side with a large pitched roof. The marquee is to the west side of this extension and is therefore not highly visible within the streetscene, although an oblique view exists across the front of the inn between its front wall and the side wall of the forward outbuilding.

The marquee provides valuable additional covered seats which are essential in order to accommodate visitors during all weathers as the amount of space with the pub itself is limited.

## Scale

The scale of the marquee is such that it is subordinate to both the main building and the single storey side extension. It has a low pitched roof in order to ensure that it is not a dominant feature. This is evident in the photograph below:



## Siting

The marquee is sited on the western end of the listed building over part of the public house garden. The main part of the marquee is located a short distance from the wall of the public house in order that it does not disrupt the disabled ramped access into the public house.



A lightweight link in keeping with the external appearance of the marquee is provided to connect the marquee to the public house. However, this connection is by way of a timber timbers which are bolted into the wall and can easily be removed – this is illustrated in the photograph below:



It is not possible to site the building further back as it would encroach into the open garden area and it is also essential to have a direct link from the marquee into the pub itself – this would not be possible if the marquee were to be sited further away.

## **Design**

The marquee is a traditional marquee with a white plastic canvas.

## **Landscaping**

No changes.

## **Access**

No changes.

## **Conclusions**

The existing marquee has been on site for a period of some 6 years and provides valuable additional covered seating space for the public house.

It is a cost effective way of enabling the public house to accommodate more patrons, particularly during inclement weather conditions.

It is a lightweight, and temporary, structure which does not give rise to any long-term harm to the character and appearance of the listed public house.

Planning permission and listed building consent should therefore be granted.

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