

DESIGN STATEMENT

PROPOSED EXTERNAL STRUCTURAL WORKS AT

THE RED LION, MAIN ROAD, REDBOURNE, GAINSBOROUGH, DN21 4QR

INTRODUCTION

This application is for planning consent for external alterations to infill an existing splayed corner which has structural issues at present.

THE SITE

The Red Lion is a large public house and hotel located in the heart of the village of Redbourne. The building is not listed but falls within the Redbourne conservation area and following a pre application submission it was confirmed that full planning was required for the works.

The pre application reference number is PRE/2014/0260.

The building front elevation is of a Tudor type appearance with white painted render walls and black timber panels with a tiled pitched roof. There is a vehicle access to the front of the building providing access to the rear car park with a first floor over forming a tunnel access.

The front area has a large grassed external drinking area with a communal public car park opposite.

Generally the site and surrounding areas has a rural feel of bar conversion and historic buildings with greenery and many trees.

PROPOSED WORKS

The vehicle access to the front has a splayed angle within the wall and timber support beams above.

A structural report has been produced with the result condemning the timber beam as un safe in its current form. The beam forms the support for the existing first floor front elevation wall which continues over the vehicle access.



Photograph of the timber beam in its current form.

The proposal is to dig out a concrete footing and build a 100mm thick concrete block wall to square of the corner and provide additional support to the timber beam. The walls will receive render finish and be painted all to match existing.

The timber beam will remain in place with the additional support under making the building safe.

JUSTIFICATION

Set out below are a number of points raised to provide further information relating to the application together with Business and Economic Justifications for the development of the external drinking area.

- 1. Arboricultural: The existing site holds lots of trees and grassed areas however none of these will be affected by the works nor exist close to the proposed works.**
- 2. Traffic Management: Not applicable**
- 3. External Smoking Policy: Not applicable**

4. Noise Pollution: Not applicable

5. Crime Prevention: Not applicable

6. Business / Economic Justification; From a health and safety point of view the works are necessary for the ongoing safe customer based business that operates from the premises. Should this application be refused then the access to the rear car park will have to be closed with vehicles finding other areas to park. The area will also need to be closed off on the footpath meaning that pedestrian access and the building means of escape route is compromised.

APPEARANCE

The aim is to create a repair works that will be in keeping with the current building form. The existing timbers will be retained with the structural works being formed in painted render walls to match existing. The appearance of the building will not be compromised by the proposed works.

CONCLUSION

The works are necessary to ensure the safe operation of the building and the proposal ensure the building appearance and form will be retained.

The following page is the letter issued from the structural engineer with their comments and recommendations



27th October 2014

F.A.O Steve Owens / Carl Tunnicliffe

RE: The Red Lion, Redbourne - existing timber defects

As requested we have looked over the photos supplied, showing the defective timbers that support a brick built arch over an alley.

The timbers appear to be in a state beyond repair and we would recommend that they are replaced in full.

From looking at the photos another option would be to leave the timbers in place, but where the corner of the building is at an angle, leaving the timbers cantilevering out, we would recommend squaring off the property and building up the corner in traditional brickwork; this would pick up the timbers with their load over and also ensure adequate support to the bearing of the brick arch.

Any new brickwork should be built off a min 300mm deep C35 concrete footing; taken down to a good ground on a lean mix concrete.

Should you require any further information or details please do

not hesitate to contact us. Yours faithfully,

Tom Clapham

Tom Clapham
J B Langley Associates Ltd