

DESIGN AND ACCESS STATEMENT

17th December 2024

SITE

The Jolly Postie,
2 Baldock Street,
Royston,
Hertford,
SG8 5AY.

Client
McMullen and Sons

1. Introduction

1.1 Proposal Description

Our client, McMullen and Sons are planning to carry out a development scheme at the above premises, which will incur the loss of the existing raised patio to the rear of the premises being replaced by a single storey rear extension, providing extra covers to this very popular bar and restaurant.

The extension will be erected in matching bricks to that of the original building, with a flat roof concealed by a parapet wall with a stone coping, with a timber framed roof lantern. With bifold doors and a picture window.

This application therefore covers the following elements;

- New dining room extension.

1.2 Area

The Jolly Postie is situated in the Royston Conservation Area, located on Baldock Street in the old post office building and opposite Upton House a Grade II* Listed building.

Although not a Listed building it is registered as a building of local interest.

1.3 Use

The Jolly Postie is a moderate sized establishment which currently serves the local community and visiting holiday makers and tourists and is a destination restaurant with an extremely high reputation. The premises currently offers real ales, a large wine selection and an extensive food menu.

Our client is aiming to improve the customer experience by adding the aforementioned extension to the dining area. The aim is to improve the quality of service to the guests. The aim is to create a friendly environment for the all local community and guests to enjoy, whilst remaining sympathetic to the siting of the building and the conservation area the premises lie within.

1.4 Economic, Social and Environmental Assessment

Our client believes that a pub and restaurant is an important part of any community, as it offers a place for people to socialise and relax in an alternative environment to their home. The public house is very popular with the local community. Often the pub is one of the few places, which is inclusive to many areas of society. McMullen and Sons would like to strengthen this into the area by offering improved facilities throughout and ensure the pub be more suited to safe socialising and dining for all. All proposals have been carefully considered to suit the current features of the premises.

The proposals within the application have been designed to offer an altogether safer and more enjoyable experience for all people visiting the pub, particularly people local to the area who will have a better facility to enjoy only a short distance away.

The external works will be carried out to our client's usual very high standards and will be promoted locally, creating interest around the improvements to The Jolly Postie, along with customers from further afield using this as a destination pub. The residential dwellings nearby will encourage people to walk to the site rather than driving to other pubs further away from the area which may already have a better appeal to customers. This encourages people to spend their money locally to help this business succeed. If locals were to use this pub rather than a further afield pub, the immediate local environment and road safety issues would be improved whilst at the same time discouraging people from drink driving.

2. Design Principles and Concepts

2.1 Amount and appearance.

The proposals in this application include the following ;

- New kitchen dining room extension.

Layout

The footprint of the building will remain as the existing with a new extension to the rear.

2.2 Scale

The proposed extension is of a scale suitable for this establishment. The works bears in mind that this is a licenced building within a conservation area and will enhance the establishment.

2.3 Landscaping

There is no landscaping within this scheme.

2.4 Car parking

The existing car park has 7no spaces, mainly for staff use, the extension will not affect the current parking provision.

2.5 Extension design and location.

The extension as described above has been located so as not to create any noise disturbance to its immediate neighbours, and be located within the boundaries of the premises.

3. Access

3.1 Access to the Transport Network

As this is an existing site, the existing transport network will be retained.

3.2 Inclusive Access

The final design proposal has been reached to ensure improved facilities not only for the pub but also for the wider community to ensure that the facility creates a more attractive amenity for the area. The proposal is of a design, layout scale and mass compatible with the locality and any neighbouring buildings and spaces to satisfy the terms outlined in the planning advisory documents provided by North Hertfordshire District Council.

3.3 Equality 2010 Policy Statement.

McMullen and Sons recognises and respects difference. They recognise that treating people equally does not necessarily define as treating them the same. The client believes in promoting and upholding principals of equality, diversity and fairness within the business, design and delivery. They are fully committed to

providing procedures and facilities, which are accessible, safe and indiscriminative for all customers and staff. They intend to ensure that all work carried out complies with all current regulations and good practice. All access to the public house has been created to ensure that all people can use the facilities provided by our client. This development is no different and all levels guarantee that this is a user friendly site for all customers and any improvements comply with both the local planning policy and the Equality Act 2010. The proposal is of a design, layout scale and mass compatible with the locality and any neighbouring buildings and spaces to satisfy the terms.

4. Consultations

Our client is happy to speak to all neighbours and any other parties, who wish to discuss the proposed plans. However to this point, no specific consultation has been carried out.