Design and Access Statement

The Bull, Goring Street, Goring By Sea, BN12 5AR

2493-005

Background

The Bull is a Grade II Listed public house located on the junction of Goring Street and Fernhurst Drive about 2 miles from Worthing.

There is a car park to the front and side of the main elevation and a large enclosed garden area to the rear.

The surrounding area consists of residential dwellings, Goring Cricket and Football clubs in the North and a hospital to the South.

The building is a mixture of flint and brick along with painted brickwork and render. The roofs are a mixture of tiles.

The Proposal and Objectives

The clients have appointed a structural engineer to assess and carry out a report on an existing flint wall surrounding the terrace area to the rear of the pub and this application is being submitted to support this report.

The flint wall is approx. 1.6m high on the terrace side and approx. 1.1m on the outside where the trees are located.

The solid flint wall has undergone some large vertical and diagonal cracking caused by a large laurel tree on the rear of the wall.

There are other areas of cracking to the wall.

The proposal is detailed in the structural engineers report enclosed with this application and includes for the taking down and rebuilding of the section of wall surrounding the tree and the raking out and filling of various other cracks with an appropriate lime based mortar.

Use

The building is now and will remain a public house.

Amount

The section of wall to be demolished is as detailed on the structural engineers report attached and the proposed drawing. There are several areas of additional cracking identified on the proposed plan and photographs attached with the structural report.

Appearance

The new section of flint wall and flaunching will be carried out to fully match the existing and a suitable lime based mortar will be used to match the adjacent sections.

Landscaping

There are no landscaping works included with this application other than making good where affected by the works.

Access

All entrances to the premises will remain as existing.

Conclusion

The flint wall has cracked severely and has become a danger to the patrons of the site and remedial works are required to prevent any further damage.

We trust these proposals will be met favourably.