

DESIGN AND ACCESS STATEMENT

27.04.2026

SITE

The Rattlebone Inn,
Church Street,
Sherston,
Malmesbury,
SN16 0LR.

Client
Punch Pub Co.

1. Introduction

1.1 Proposal Description

Our client, Punch Pub Co are planning essential repair works at the above premises.

This application therefore covers the following elements;

- Repair of internal and external cracks to masonry.
- Renewal of decrepit gutter to north of dining room.
- Potential underpinning of dining room walls.
- Repair of existing rotten timber roof joist to dining room, externally.

1.2 Area

The Rattlebone Inn is a Grade II Listed Building, erected in the 17th century with later 19th century alterations. Squared and coursed rubble with flush rusticated dressed stone quoins, wooden lintels and gabled stone slate roof with east end brick stack and central ridge stone stack. Two storey, 4 window north front, all windows are 2 and 3 light 19th century casements, cambered headed relieving arch over ground floor window to left. Doorway offset to the left with 20th century plank door. Corner additions to left with 19th century fenestration.

1.3 Use

The Rattlebone Inn is a large sized establishment which currently serves the local community. The pub currently offers real ales, a large wine selection and an extensive food menu.

1.4 Economic, Social and Environmental Assessment

Our client believes that a pub 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.

The proposals as noted are essential repair works and will be carried out in a manner to complement the existing structure.

2. Design Principles and Concepts

2.1 Amount and appearance.

The proposals in this application include the following ;

- As noted above

Layout

The footprint of the building will remain as the existing.

- 2.2 Scale
The proposed works will have no impact on the scale of the premises.
- 2.3 Landscaping
There will be no landscaping as part of this application.
- 2.4 Car parking
There are no car parking facilities to this site.

3. Access

- 3.1 Access to the Transport Network
As this is an existing site, the existing transport network will be retained.
- 3.2 Equality 2010 Policy Statement.
Punch Pub Co 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.