

Proposed Marquee in the Beer Garden of the Knot Inn, Rushton Spencer

Design, Access and Heritage Statement

The Knot Inn is located on the edge of the village of Rushton Spencer. The mid-C19th property comprises a Grade II Listed public house with a small forecourt off Station Rd to the north, an access drive to the west serving a car park to the rear and south of the building. Beyond the car park is a grassed beer garden. To the east of the site is a new infill residential development (nearing completion) and, to the east, a public trail and Station House, the former station building (also Listed). To the north and south of the inn is open agricultural land.



View of the site from the rear of the beer garden: the proposed site of the tipi is to the left of the nearest conifer

The existing beer garden is popular during the summer months but its full use is often curtailed due to inclement weather. It is proposed, therefore, to provide a shelter on the site by way of a demountable marquee in the form of a 'hatted' tipi. The 9-metre diameter tipi will be located towards the north west corner of the beer garden as shown on the site plan. No additional hardstanding beyond the footprint of the tipi is proposed or required.

The form and colour of the tipi have been chosen to complement its garden/semi-rural setting (see image below) against a backdrop of mature conifers (see above).



As the beer garden is already equipped for open-air eating, drinking and child play, the proposed enclosure would not increase any loss of neighbour amenity. In addition to casual drinking and dining, it is envisaged that the tipi will be available for bookings by small groups for social occasions such as birthday and anniversary meals, christening parties, baby showers, gender reveals etc. and community functions. The photograph below shows a typical event using a temporary marquee.



The tipi will be located approximately 35 metres from the Listed building and any visual or psychological link will be broken by the intervening car park. The distance from the Station House is 60 m so the impact on the setting of the Listed buildings will, therefore, be neutral.

The site is within Green Belt. Although development within the Green Belt is generally considered inappropriate the current proposals represent an exception on the following grounds:

1. They provide appropriate facilities in connection with the existing use of land including outdoor recreation
2. The development is sustainable in terms of the social, communal and economic benefits to the village

Parking is unaffected by the development.

Proposal for biodiversity net gain are included in the application.