

## Covering note for 18 Broad Street

Silas Rayner - Tel: 07910691483

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### **ABOUT THE BUILDING – From Historic England Listing**

Early C19 front with mock half-timber, roughcast, moulded stringcourse, but original modillion eaves cornice. Slate roof, hipped. 4 1st floor sash windows now with centre glazing bars only. Formerly with 4 full-height pilasters. 6-panel door replaced by modern door. 1876 remodelling, of earlier structure which escaped the 1688 fire, exposed a fireback with rose portcullis. 3 fleurs-de-lys, 3 lions and part of the Order of the Garter was found, also a window with date 1400. At rear is a C18 structure with a central elliptical brick bay, sash windows with flat arches. Under part of the building which has been a wine merchants for a long period are extensive barrel vaulted cellars of considerable age.

## **INTRODUCTION**

Mr and Mrs Rayner have taken on the lease for part of 18 Broad Street, formally an off licence, now known as The Mayfair. They propose to run a licensed café from the front half of the shop between the hours of 10am and 6pm. From 6pm until midnight they propose to carry on activities in the rooms to the rear. These rooms are vaulted as mentioned in the Historic England listing. This will reduce sound disturbance towards the front of the building. Customers will then leave The Mayfair from the proposed re-opened side entrance. The 2 areas will be divided with a stud wall with sound insulation

Previous opening -

The Mayfair opened for 2 weeks on the lead up to Christmas 2023, running on TENS applications. The premises was extremely well received by the community however the immediate neighbours were impacted by atmospheric noise from the general chatter from customers, people outside the front and the repeated opening and closing of the door. This led to an environmental health officer visiting the property and deeming the noise unreasonable in the evening hours.

We have come up with the plan as outlined in this document to mitigate the noise propagation from The Mayfair into the property. The Mayfair is a family run project and we need to get open as soon as possible to prevent further unsustainable losses from remaining closed. I am proposing to open once licenced with the first half of the building (10am – 6pm) and once the work has been completed we will open beyond 6pm in the rear of the building.

We have an open line of communication with the neighbours and can discuss issues and review the effectiveness of the plan once open

## **LOCATION**

All external alterations are proposed along the south-east elevation.



*Proposed position for accessible entrance door. It appears there is evidence of a former opening here.*

Some flooring will need to be removed behind this opening to allow for the accessible entrance.



*This is the space under the floor at the point of the proposed re-opening of the accessible entrance.*



*Proposed position for entrance doors to storage area. Evidence of a former opening here.*



*Proposed position for entrance door to warehouse. Evidence of a former opening here.*

Two studwork walls have been removed but it is intended that these be partially replaced.



*The partial replacement of the stud walls will be under these two existing beams. The pillars are temporary and only decorative.*

## **ACCESS**

The main entrance to the café will be through the existing entrance to the front. Currently, the only other means of escape is through the double doors at the far end of the building on Nethergate Street. Three new access points are proposed along the south-east side onto Brandy Lane allowing safe egress in the case of emergency, aiding in the delivery of stock and the use of the warehouse. Broad Street is in the centre of the busy market town of Bungay with its many facilities: shops, pubs, restaurants, schools, library and arts centre, etc. The alterations will comply with Part M of the Building Regulations. The relevant policy will be taken into consideration to ensure, amongst other things, 'safe access to and egress from the site'.

## **SCALE AND AMOUNT OF DEVELOPMENT**

The scale of the building will not be altered. The amount of development proposed for a café/bar makes allowances for modern day dining/socialising and the need to comply with minimum standards for Building Control.

## **VISUAL APPEARANCE AND DESIGN**

The proposed accessible entrance will be a fully glazed door with a full-length side window. The proposed delivery doors and door to warehouse will be timber ledge and brace.

**USE** - The Mayfair will be open to the general public.