



To Whom It May Concern

We have four main motivations behind the development at the Constitution Pub that we submit for your consideration.

Kitchen Capacity

The existing ground floor kitchen is incredibly small, has no extraction & no cook line which would not sufficiently deliver the capacity demanded once reopened. The formation of a new purpose-built kitchen will address this issue and will allow us to deliver a fresh food offer e.g., Sunday Lunch, Burgers, Fish & Chips, sandwiches & seasonal specials.

Seasonal Trade

The current size of the internal part of the pub is small & in the colder months it is not possible to accommodate those customers who will use the outside seating in the warmer months of the year. We plan to develop a pub for all seasons smoothing out the previous trading patterns. The movement of the bar, the formation of the newly formed covered terrace will increase the number of covers available all year around without adversely impacting the surrounding neighbours.

Toilets

The existing toilet facilities, in particular the single lady's cubicle does not meet with current requirements. The formation of new toilets plus an accessible toilet on the lower ground floor will offer far superior facilities that meet with approved standards.

Covid

This pub has now been closed for approx. 18 months. Pubs have suffered during the covid years, with many no longer being commercially viable. It is paramount as a company that we invest in developing more viable pubs and maximise their sales opportunity to maintain our position. As locals will remember, there were plans in the past to convert this pub into housing. As a business we wish to provide the local community around the Constitution with a pub with an improved quality of offer that is also commercially viable.

I hope you will also appreciate that there are limited businesses that are either able to, or willing to commit to the investment required to make this iconic pub suitable for future generations to enjoy.

Regards

Patrice Moody

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