

The proposed redevelopment of the Golden Lion
Pub

Golden Lion

Luddesdown Road, Luddesdown
DA13 0XE

Design and Access Statement and Heritage Impact Assessment

CLAGUE ARCHITECTS

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On plan drawings North is orientated toward the top of the page unless otherwise noted



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reference : 30694D | Feasibility Study

prepared by : AR

checked by : AR

issued : Jan 2025

Clague architects
62 Burgate
Canterbury
Kent
CT1 2BH
t: 01227 762 060
f: 01227 762 149
e: info@clague.co.uk
w: clague.co.uk

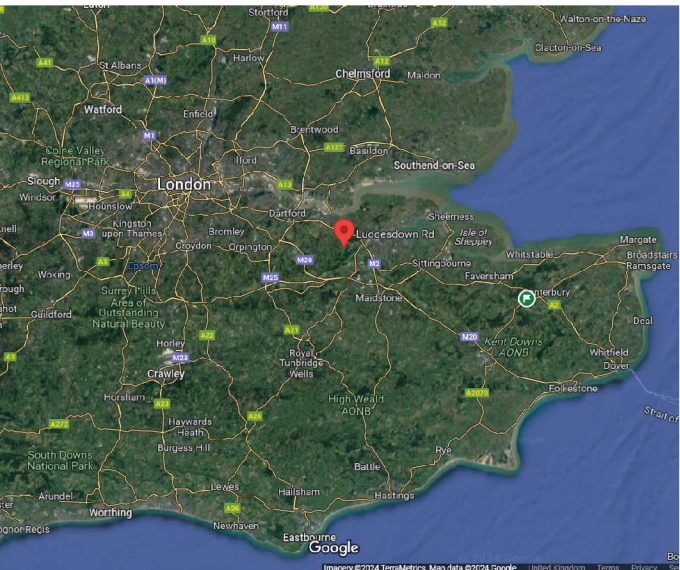
1 Site & Surrounding Context

1.1 Site Location

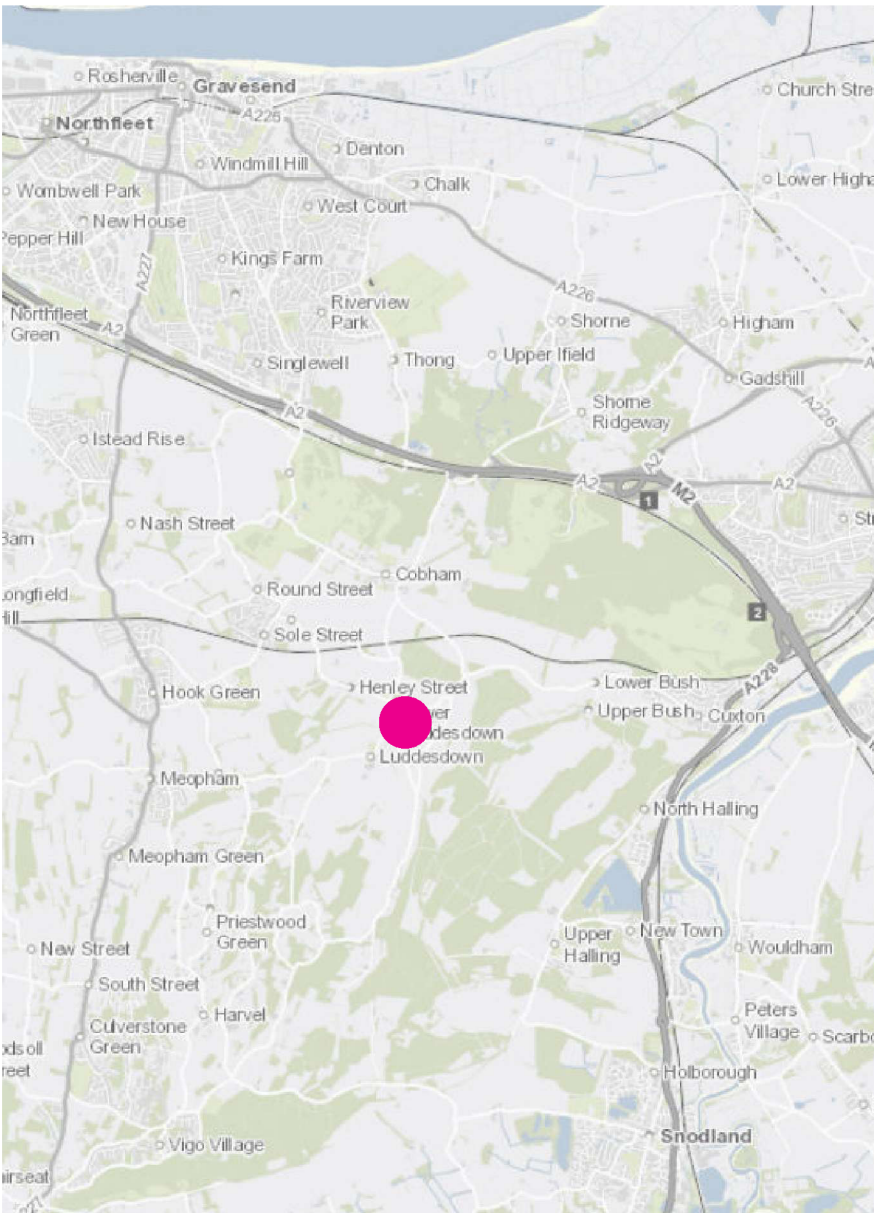
The site is situated at the intersection of Luddesdown Road, Henley Street and Cutter Ridge Road, to the north of Luddesdown. The site is located in a rural area that has a variety of agricultural and residential land in the immediate vicinity.

The site is well connected with the A2 within close proximity connecting to London.

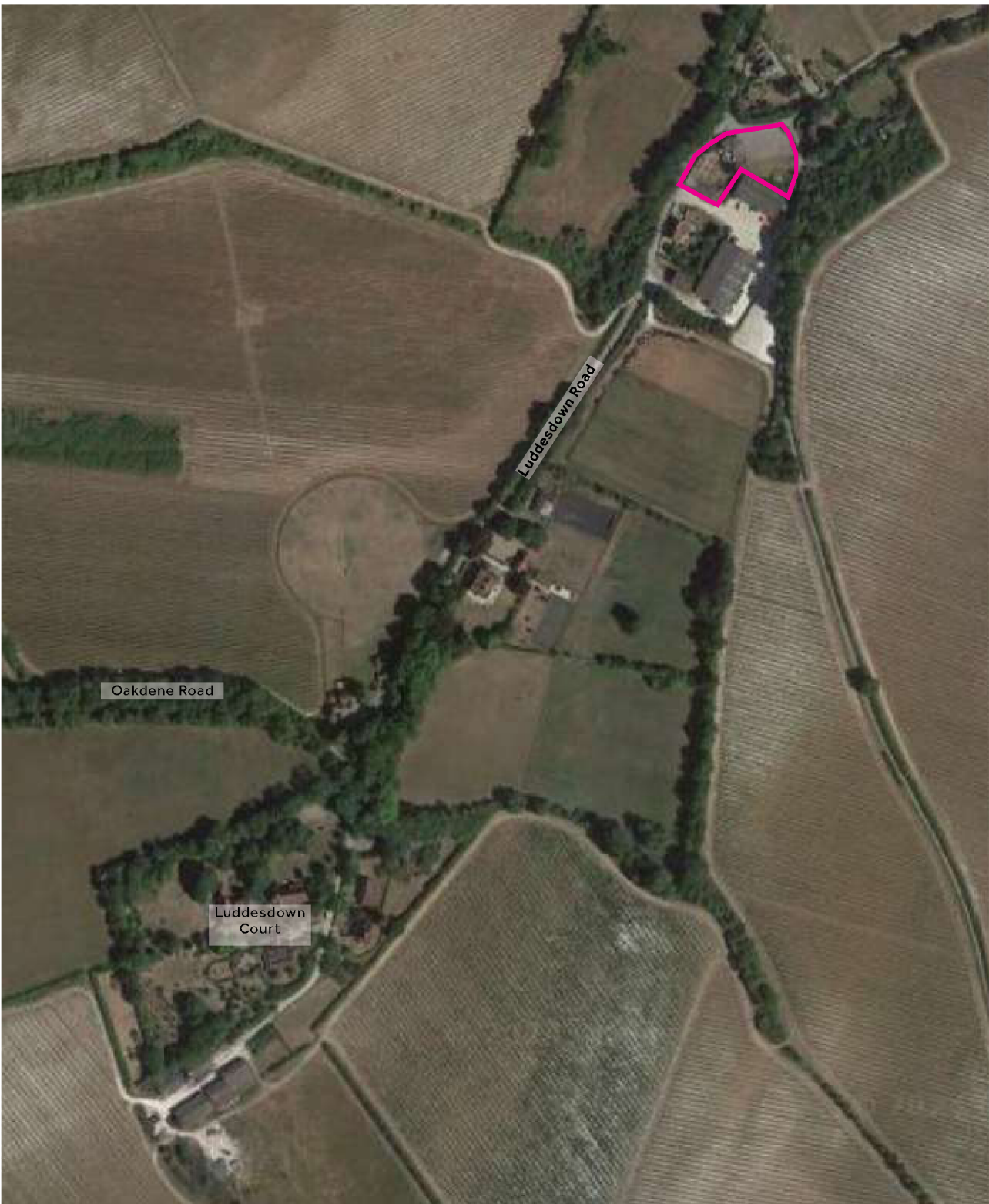
The site is located within the Green Belt and the North Kent National Landscape (formerly AONB)



Location of site in context of the South East



Location of site in context of local region and proximity to major urban areas and infrastructure



Aerial Photo with site highlighted with magenta line

1.2 Planning Context

The site is subject to the following planning policies:

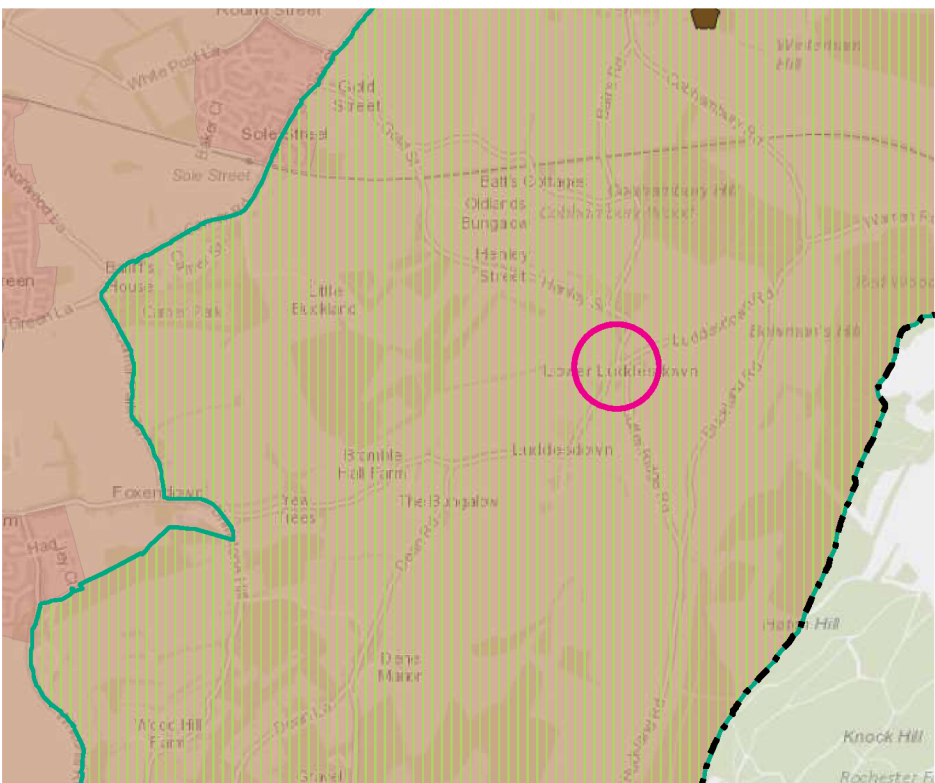
- The site is set within the Kent Downs National Landscape (formerly AONB) (CS12)
- The site is within the Green Belt (CS02)
- The site is designated a Rural Area (CS2)
- Luddesdown Road and Oakenden road running past the site are designated as a Highway network local distributor road (T1 - T5)

To the east of the site is the grade II listed Brookers Farm. The listing entry is as follows:

C18. Ground floor faced with knapped flints with red brick quoins. The upper part in brick with blue headers. Tiled gabled roof with pentice at rear. Two gabled dormers at front. Two storeys and attic. String course at first-floor level. Modernised casement windows. C19 gabled porch. Original beams internally and central chimney stack with back to back inglenooks.

Listing NGR: TQ7135773055

The Golden Lion is a well-established public house located in the rural village of Luddesdown. The building is a traditional public house, with a distinctive local character. The surrounding area is predominantly residential, with scattered rural properties, agricultural buildings and open countryside. The extension and remodelling proposals are designed to be sensitive to the context of the site and the surrounding area.



Planning Constraints map



Photo of the Grade II Listed Brookers Farm



Map showing heritage assets

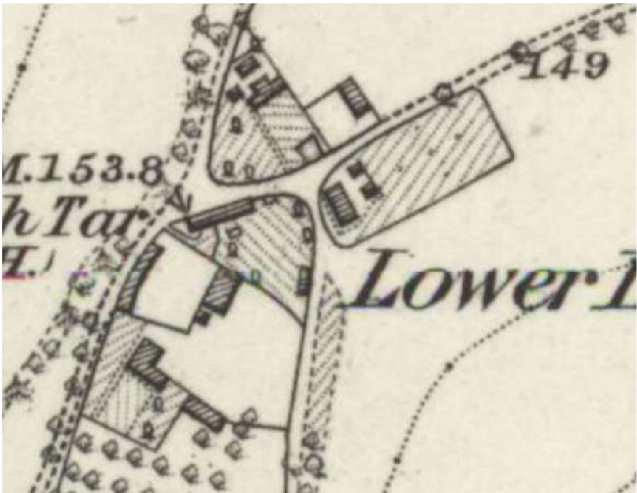


1.3 Site History

Historic Maps show that a pub existing on the site of the Golden Lion since at least 1869

The Golden Lion Pub used to be part of a terrace of buildings fronting onto Luddesdown Road. Anecdotally the land was owned by Darnley Estate. The terrace houses were demolished in the early 1960's.

The orientation of the Pub has been altered when the original front door wall in filled. The new entrance to the pub is from the east through a new single storey W.C. extension.



1869



1898



Photo from 1952 showing terrace next to Golden Lion



1909



1940



1957



Aerial photo of site today



Recent photo showing terrace removed, new W.C. extension and infilled front door

1.4 Aerial Photographs

The aerial photographs below show the development of the site from 1940 to 1990. The key development are:

1940:

The site is at it's most developed with the pub, a row of terrace houses attached to the east side of the pub. An "L" shaped structure runs along the south western and north western boundaries of the site.



1960:

The terrace houses to the east of the pub have been removed opening the site to Luddesdown Road. The "L" shaped structure to the south western and north western boundaries is still apparent.

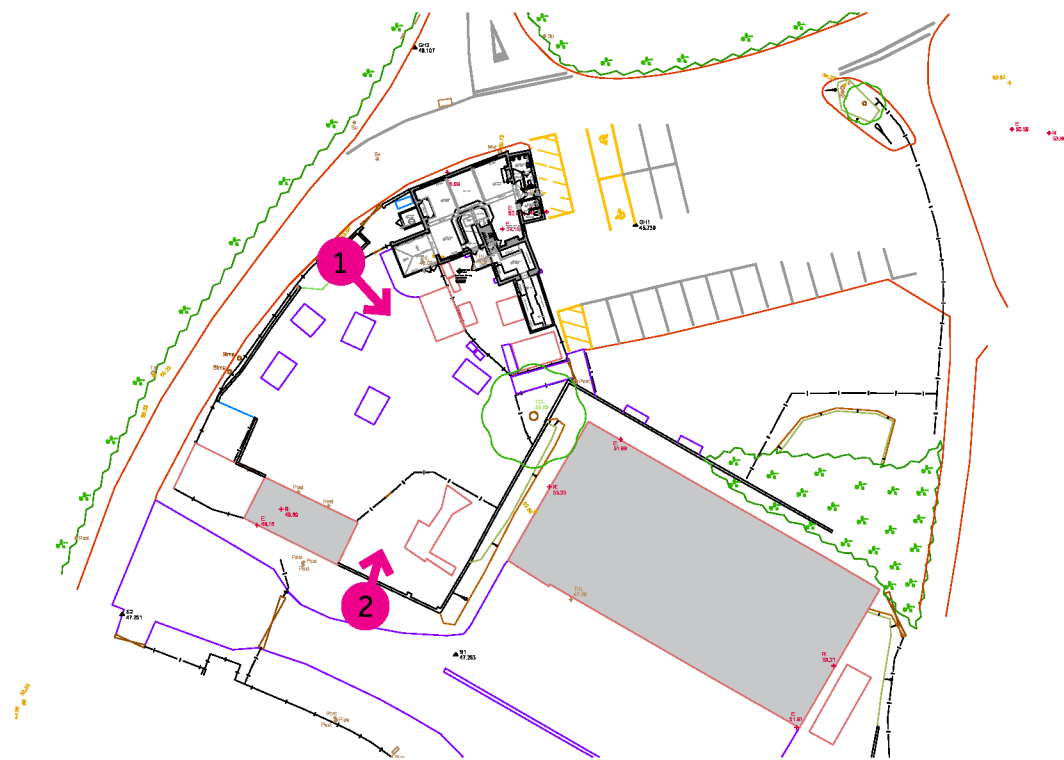


1990:

The site is arranged as we see it today with a large open car park to the north east of the pub. The surrounding agricultural sheds have been changed and updated. The "L" shaped structure to the south western and north western boundary is still present. Modern agricultural sheds have been established to the south and east of the site.



1.5 Site Photographs



KEY PLAN

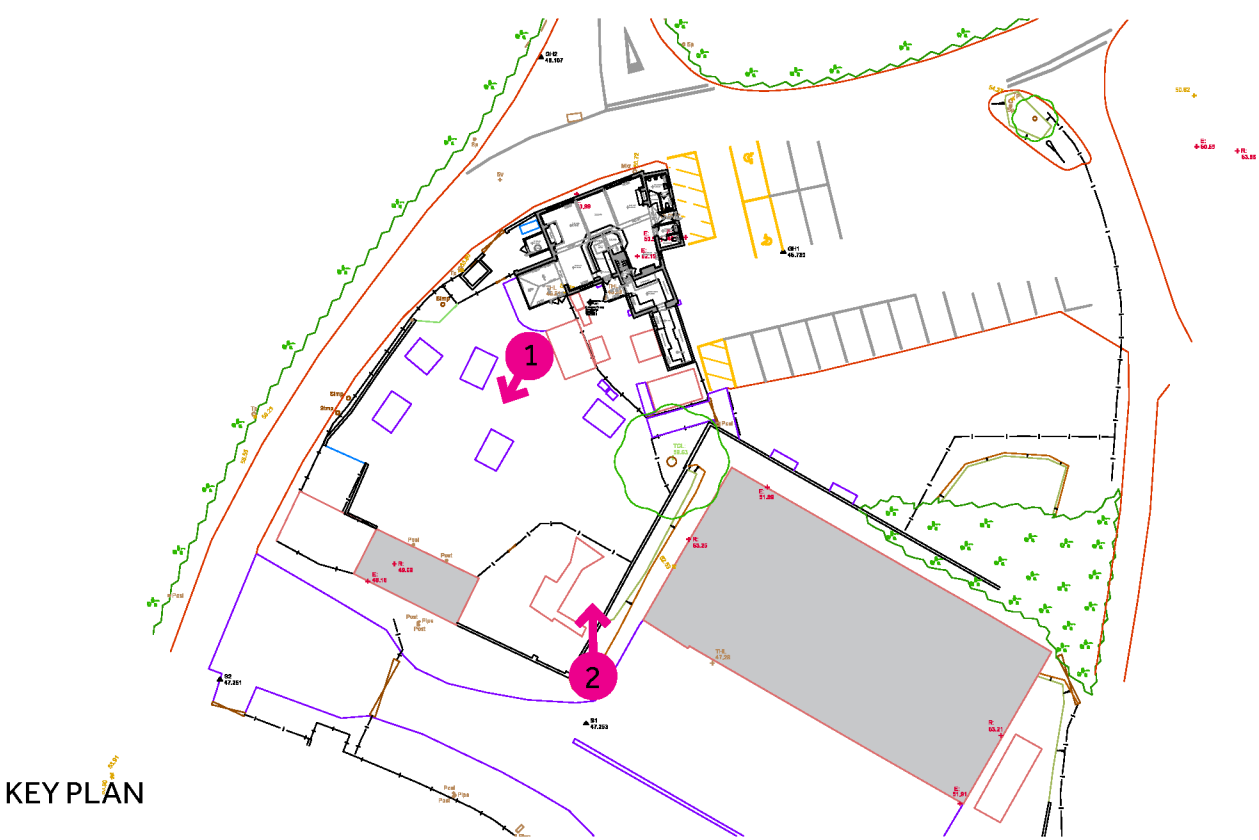


1_ The rear garden of the pub showing the agricultural buildings in the context of the pub and the poor quality boundary wall.



2_ View of the rear garden of the pub showing the agricultural buildings in the context of the pub and the poor quality boundary wall and the existing structure

1.5 Site Photographs

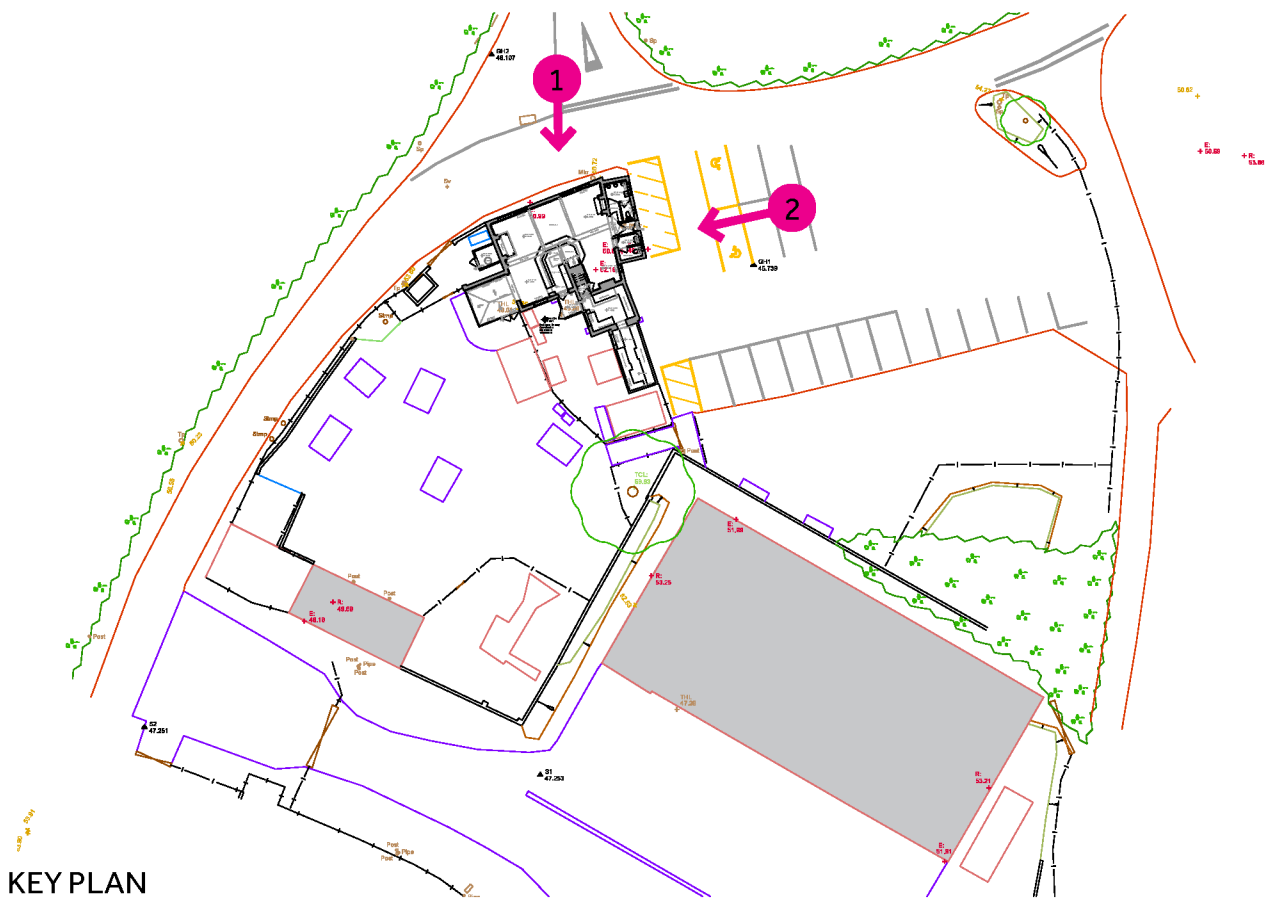


1_ View of the rear garden of the pub showing the existing structure on the southern boundary of the site



2_ View of the rear garden of the pub showing the low quality development of the rear of the pub and low quality boundary fence along Luddesdown Road

1.5 Site Photographs

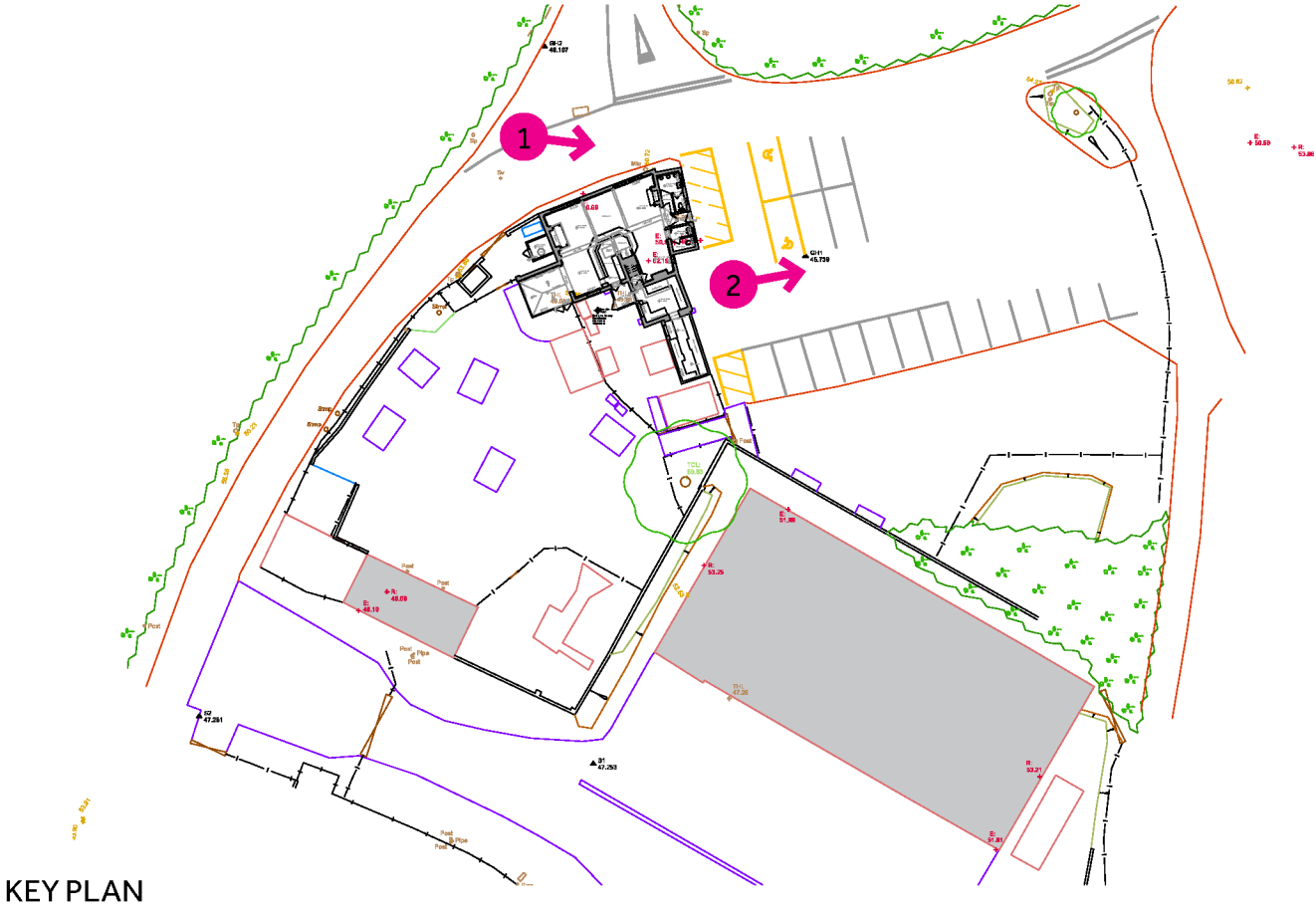


1_ The front elevation of the building with former entrance door infilled. Low quality boundary treatments either side of the pub.



1_ East elevation of the pub is low quality with waste bins along the elevation. the car park provides a low quality setting for the building.

1.5 Site Photographs



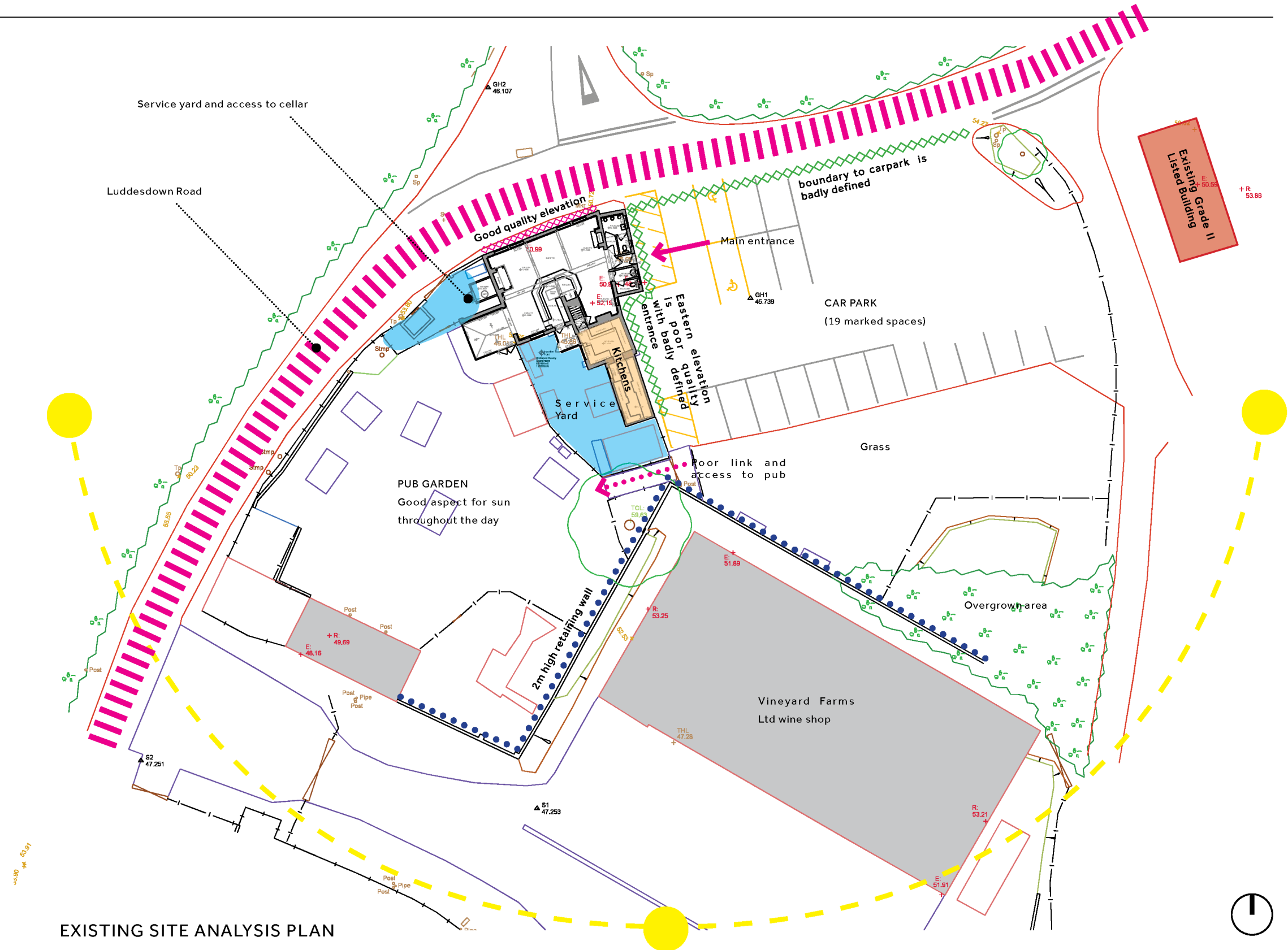
1_ View down Luddesdown Road highlighting badly defined carparking area



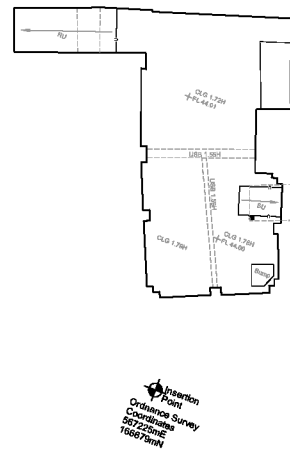
2_ View of Brooker's Farm from the pub carpark. the carpark provides a low quality setting for the Listed Building

1.6 Site Constraints & Opportunities

1. Garden is south facing and benefits from sun throughout the day
2. The pub is orientated to the north and there is poor connection with the exterior spaces.
3. The eastern facade of the building has the main entrance to the building but is of poor quality and has a refuse area next to the kitchens. The W.C. extension is of poor quality with a badly defined entrance.
4. The former principal elevation (North elevation) of the pub no longer has the main entrance to the building.
5. The car park area is badly defined and is not a pleasant space to be in. This forms the main entrance sequence into the pub.
6. The pub garden is bounded by a 2m high retaining wall on its south boundary with no access to the higher level.
7. The existing kitchen and service yard area acts as a barrier between the car park and the pub garden.
8. The principal elevation of the building fronts directly onto Luddesdown Road.
9. The service yard area and kitchen wing are badly laid out and is of poor quality when viewed from the north east and south.
10. The Pub kitchen is badly laid out and difficult to use, with very low head room.

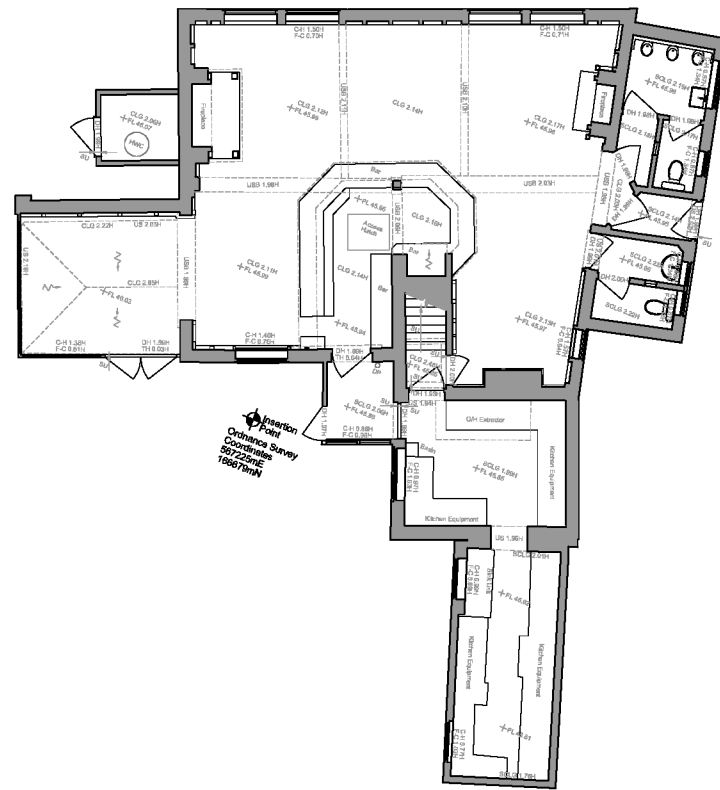


1.7 Existing building plans



Existing Basement

GIA: 21 sqm

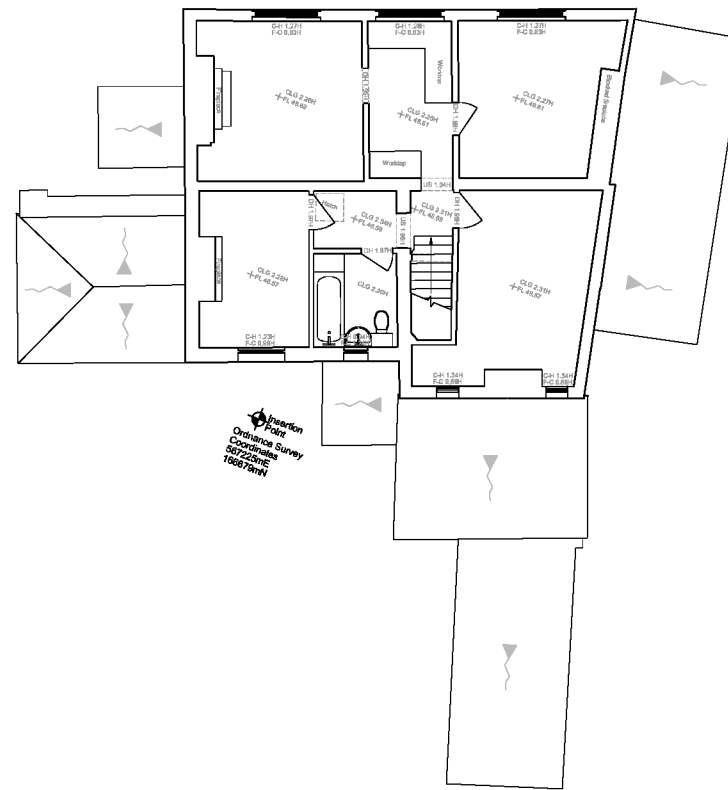


Existing Ground Floor

GIA: 117.6 sqm

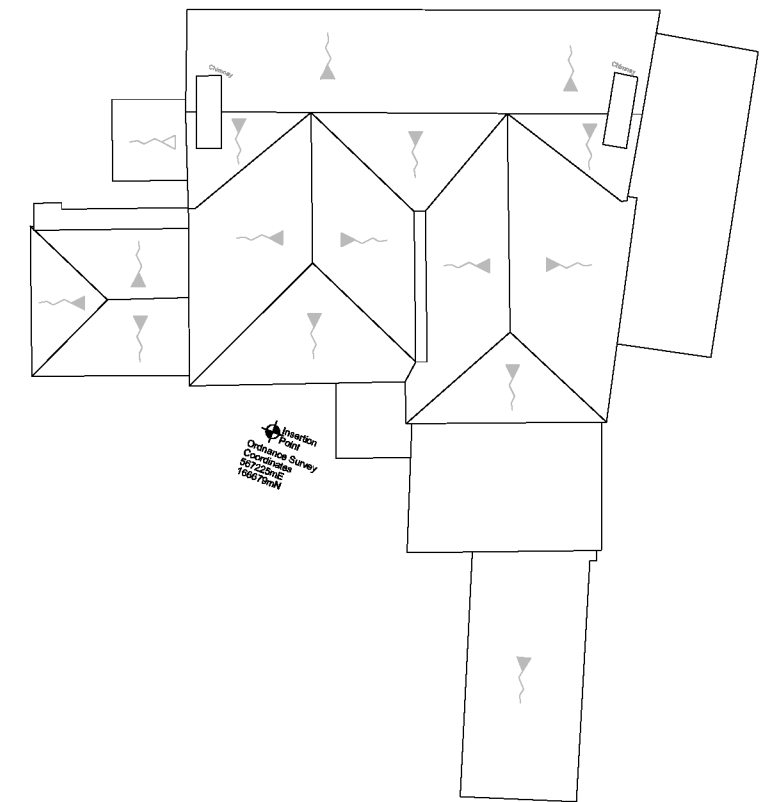
Area proposed for demolition:

Conservatory:	11 sqm
Kitchen:	24.3 sqm
W.C. block:	11.3 sqm
Total area:	46.6 sqm



Existing First Floor

GIA: 64.6 sqm



Existing Roof Plan

1.8 Proposed Brief

The brief for the redevelopment of the Golden Lion public house is as follows:

- 1) The creation of a 40 - 52 cover mid priced, good food gastro pub.
- 2) Up grading the facilities including a larger kitchen and W.C.'s
- 2)The enhancement of the current community pub space
- 4) Re purposing of the landscaping around the pub to incorporate the following:
 - a) A new dining terrace relate to the pub and the new shop.
 - b) A new landscaped car park that improves the setting of the building and the adjacent listed building

Precedent Images:



Traditional English pub. Light and materials



The Pig, Brockenhurst, Large informal dining space



Goodshed, canterbury. Light and materials



The Pig in the south downs. Large informal dining space



The Green Room, London. Connection with outside, materials and light

2 Pre application advice

2.1 Pre application advice

Pre application advice has been obtained and a pre application meeting was held on site on the 18th September 2024 with Katherine Parking. The proposed drawings on the following pages were included in the pre application submission. Full details of the pre application advice can be found in appendix A of this document. A summary of the comments is:

1) Katherine raised concerns that the proposed development, including proposed covered seating areas in the garden would amount to disproportionate development. As a result of this the design team have reduced the amount of proposed development on the site

2) Katherine raised concerns about the scale of the proposed rear extension. Katherine highlighted the height of the ridge of the proposed extension in relation to the eaves of the existing building. The proposals contained in this application have addressed these concerns by reducing the height of the ridge of the proposed extension so that it is lower than the height of the eaves of the existing pub.

3) Katherine stated that Materials should be considered carefully and on the basis of uniformity with the original building and being appropriate for the rural context of the site. In addition to this we received comments from the Conservation Officer stating:

The proposals offer an opportunity to enhance the setting the pub and its boundary, particularly along Luddesdown Road. This in turn could enhance the setting of the listed Brookers Farm.

To this end it would be advisable to ensure that the car park entrance is minimised and that the boundary onto Luddesdown Road is planted with native hedgerow and an estate fence. A grass verge would also benefit this boundary treatment, which should appear rural in character.

The side extension to the main pub buildings should blend with the 19th century appearance of the building. Painted brick with a lean too pitched slated roof would be more in keeping with the buildings appearance and the preservation of the setting of the listed building. The new extension to the rear appears to be acceptable as a building that reflects the agricultural character of the area, where the colour of cladding will be important to reflect traditional tar stained barns associated with rural locations. Slate or lead roofs would also be appropriate roofing materials.

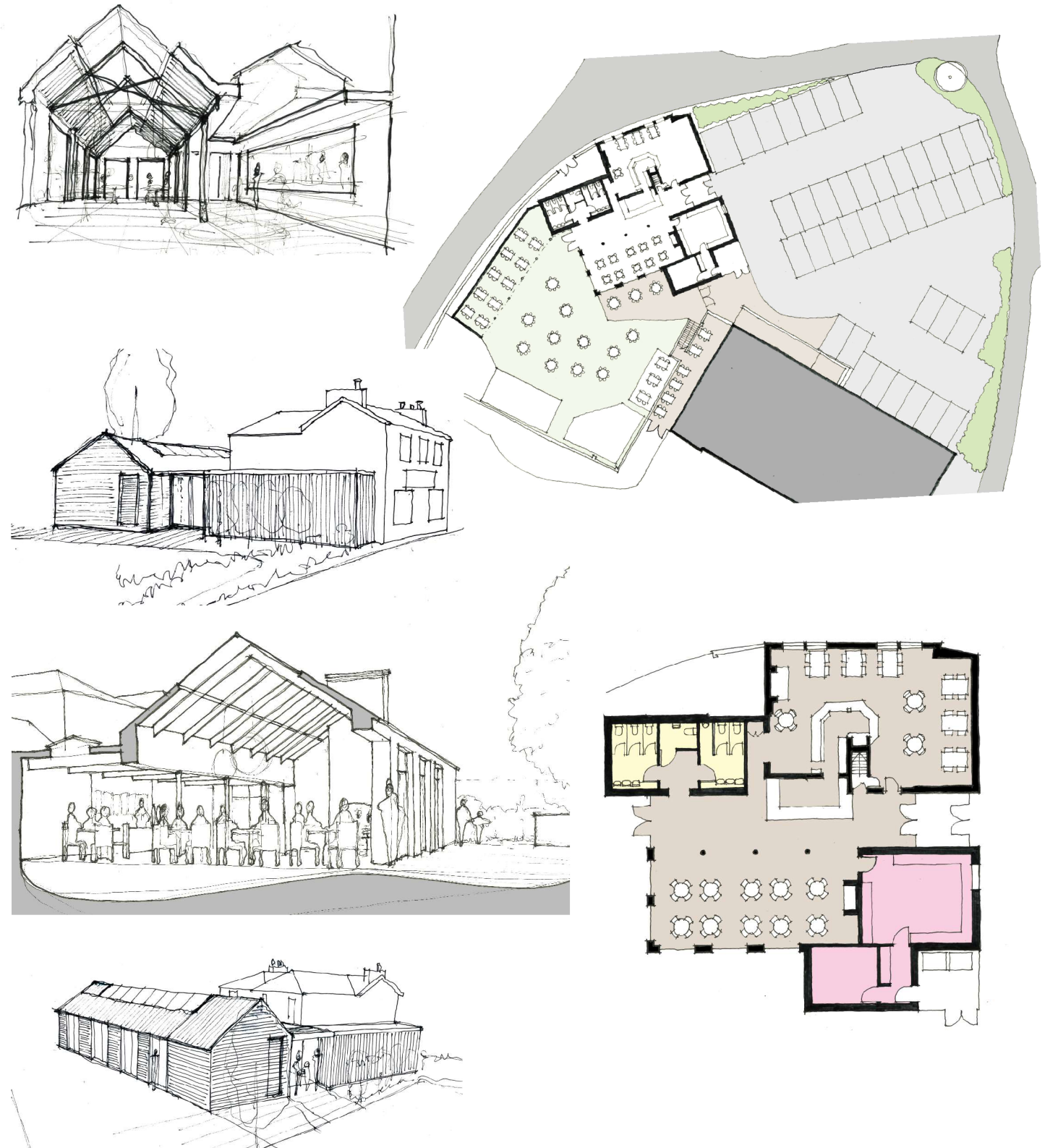
The proposals contained in this application have responded to the comments from both the Planning officer and the Conservation officer in the following ways:

1) The amount of development on the site has been reduced to under 50% of the total GEA of the site

2) The height of the rear extension has been reduced so that the ridge of the extension is under the eaves line of the existing pub making it subservient to the original building.

3) The Materials proposed for the design match both the existing pub (painted brick and slate) and the traditional agricultural buildings of the area (black tar stained timber with a zinc standing seam roof).

Images used in the Pre application document can be seen opposite.



3 Design Proposals

3.1 Proposals _ Site plan

The landscaping proposals for the site will:

- Create an improved setting for the pub and the adjacent Listed Building.
- Improve and clearly define the boundaries of the site
- Create a legible link with the adjacent agricultural shed and wine shop.
- Create an open garden space to the rear of the pub.

The proposals Consist of:

1) The car park is reorganised to provide parking for 37 vehicles including accessible spaces. New planting and fencing around the edge of the car park will create a well defined and aesthetically pleasing space that will enhance the setting of both the pub and the adjacent Listed building.

2) A new link to the wine shop is created adjacent to the access to the rear garden of the pub. The service yard to the pub is hidden behind a high quality timber screen that is designed to be integrated with the design of the building.

3) A delivery yard is created with a new flint faced wall forming the boundary to the site along the Luddesdown Road.

4) The existing, low quality timber fence along the north western boundary of the site is replaced with a flint faced masonry wall.

5) The existing structures in the rear garden of the pub are removed to create a large open pub garden. A new terrace is created around the restaurant extension connecting the pub and restaurant to the garden. The existing, fair faced block work boundary wall to the garden is clad with flint

6) New stairs are created, linking the restaurant terrace to a raised terrace to the north end of the wine shop.



3.2 Proposals _ Ground Floor Plan

Building Proposals:

The proposal consist of the reconfiguration of the existing building to create a legible and welcoming entrance to the building, a high quality restaurant with associated kitchen, a bar area and W.C. facilities that meet current standards. The first floor of the building will remain as accommodation for the landlord of the pub.

Four new structures are introduced onto the site:

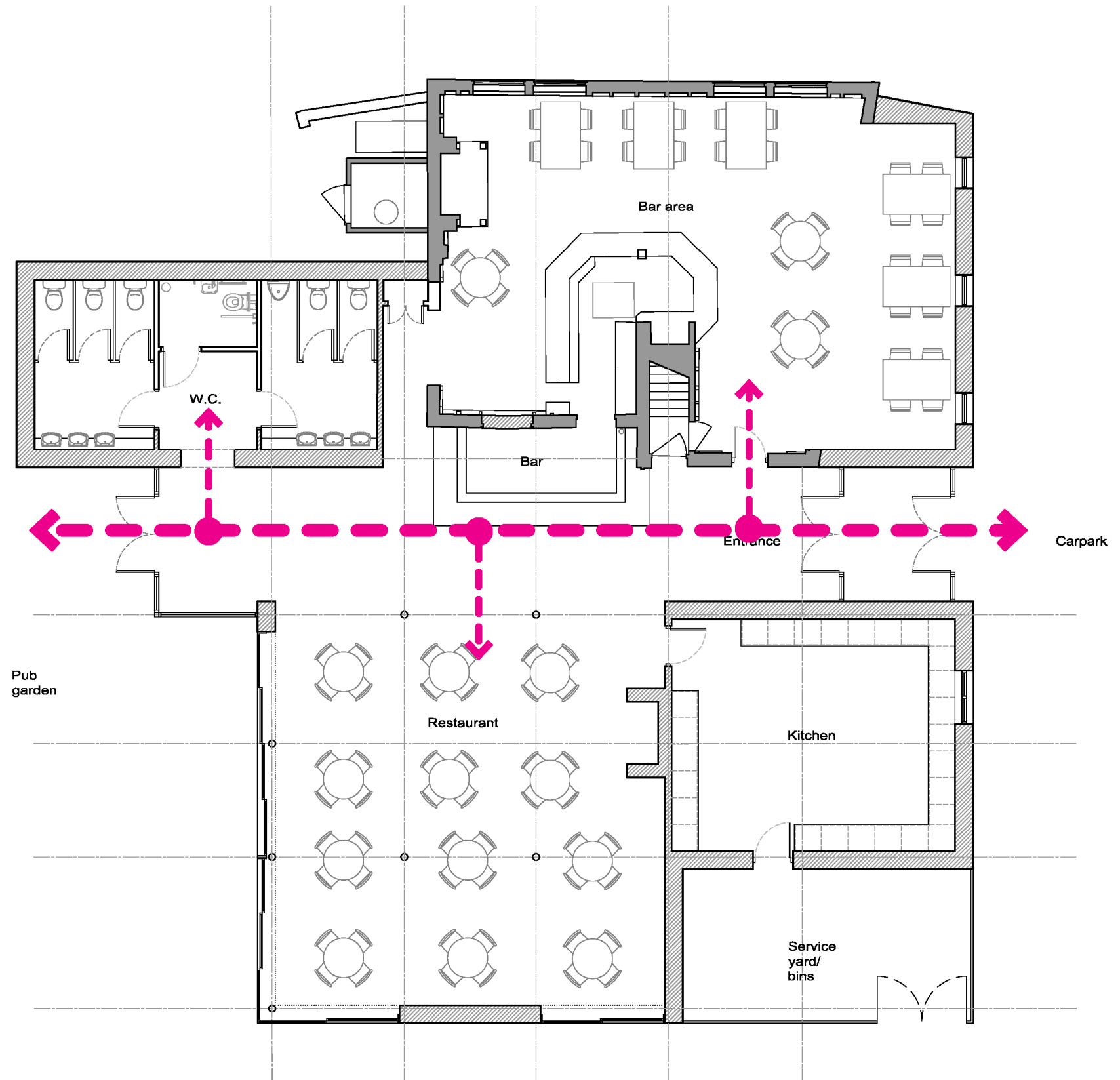
1) The existing kitchen is demolished and a new extension, to the south of the existing building, is created. The dining hall and kitchen are housed in a new barn like structure with the kitchen adjacent to the car park for ease of deliveries. The kitchen has it's own access through the new service yard. The dining hall is an open space with glazing to the west and south elevations, linking the space with the pub garden and terrace. Large roof lights above the dining area bring natural light into the building and provide a naturally ventilated space. The barn like structure is clad in black timber to reflect the traditional materials used on agricultural buildings and the roof is clad is zinc.

2) Between the existing pub and the restaurant/ kitchen extension is a light weight link creating a legible and pleasing entrance into the building. This new circulation spine provides access to the bar area, restaurant, new W.C. block and pub garden. The space has a large roof light bringing natural light into the plan of the building . The design ensures that the link is discreet and unobtrusive, allowing the new extension to remain visually distinct from the existing building, while maintaining a functional connection.

3) The bar area in the existing building is refurbished. The existing low quality W.C. block is demolished and a new brick extension is created to the east of the building to provide increased seating area in the bar area.

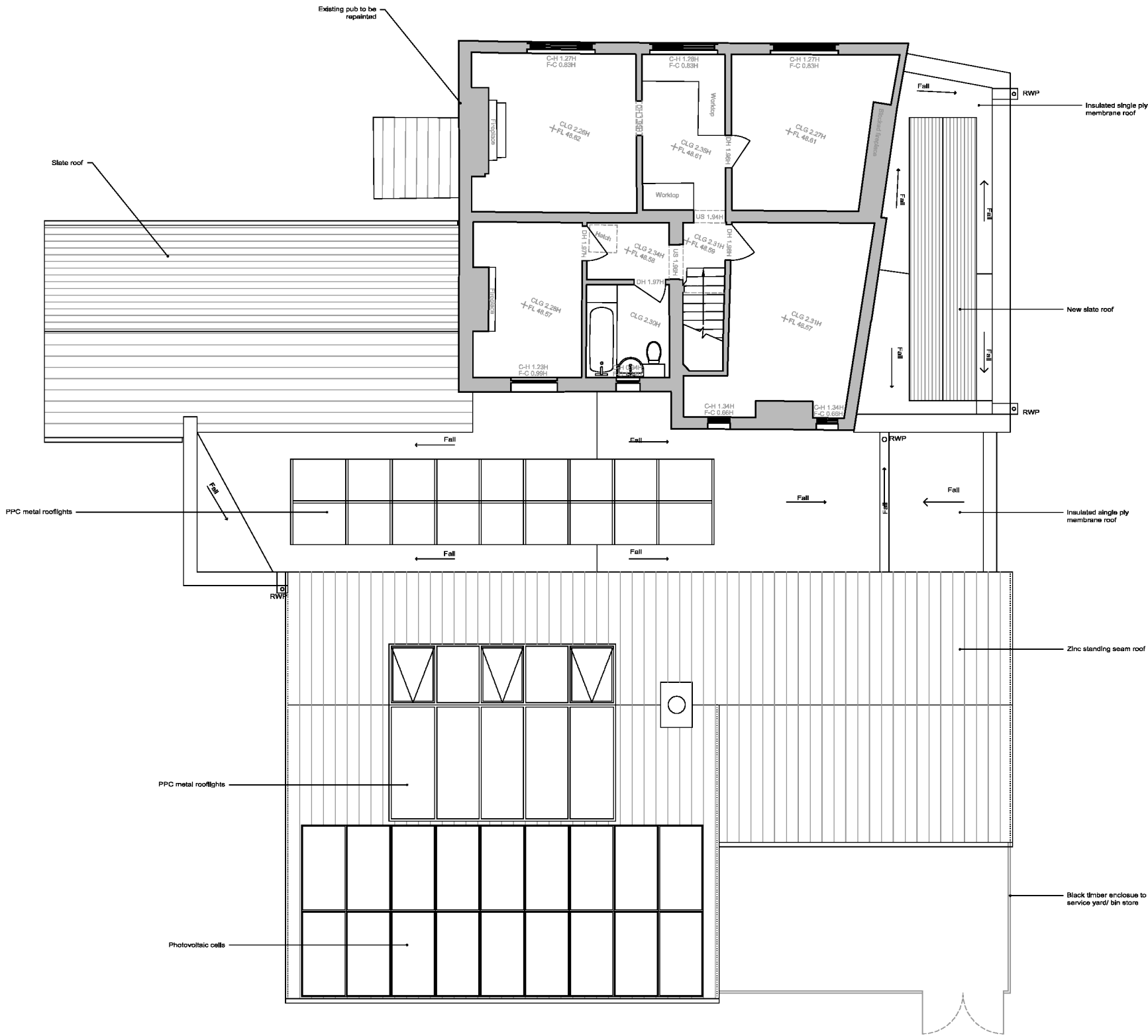
4) The existing low quality conservatory to the west of the building is removed and a new brick extension is proposed to house new and improved W.C. facilities. These facilities include the provision of an accessible W.C.

All the new elements proposed are single storey and subservient in scale to the original pub building.



3.3 Proposals _ First floor plan

The first floor of the building will be refurbished but will remain unchanged.



3.4 Proposals _ Amount

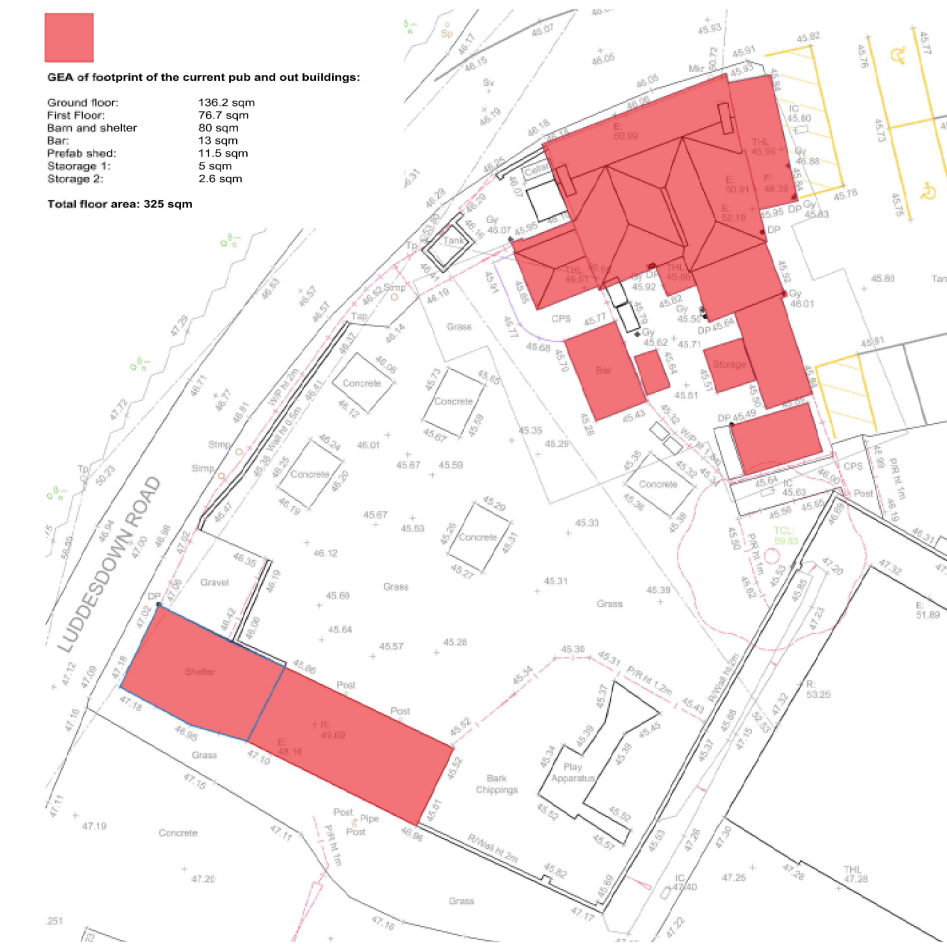
The scale and amount of development on the site has been careful designed to respond to the pre application advice comments issued on the 8th October 2024.

Amount of development:

Analysis of the existing built are of the site and the built area of the site have been carried out and this shows that:

- The GEA of the pub and out buildings is 325 sqm.
- The proposal include the demolition of the low quality southern single storey wing of the pub and the removal of the existing out buildings on the site to create an open pub garden within the Green belt.
- The area of existing buildings to be removed is 111.2 sqm
- The total area of the proposed development including the existing building is 410.7 sqm

The proposed extensions to the existing pub represent a 26.35% increase in floor area compared to the developed area of the site. This is under the 50% threshold stated by the planning officer in the pre application advice.



Site plan showing existing buildings on the site



Site plan showing existing buildings to be removed

3.5 Proposals _ Scale

The proposals have been designed to be subservient to the existing building and to reflect the agricultural buildings in the local area.

The proposed extension is a single storey building, joined to the existing pub building by a flat roofed link. The extension is expressed as a simple “agricultural barn” structure that is common to this area of Kent. The Barn structure is set away from the rear of the existing building to create a gap. This gap is filled with a lightweight roof to create a natural and well defined entrance point into the building and create a visual link through to the pub garden upon entering the pub.

The extension is single storey and subservient to the existing building and the ridge height of the proposed barn structure is no higher than the eaves of the pub

The existing, poor quality, flat roofed entrance and W.C. to the east of existing pub is removed and a new structure is built to provide additional space within the bar area. The new structure is wedge shaped and a small, pitched, slate covered roof sits behind a parapet. The proposed structure is slightly higher than the existing block but still subservient to the original pub building.

To the west of the existing pub the existing, low quality, Upvc and glass extension is removed and a new masonry structure is proposed to house the W.C. provision for the bar and restaurant. This simple extension is single storey, has a pitched roof, and is subservient to the original building.

The head height in the new link between the pub and extension has been kept as low as possible to ensure that the proposed buildings are all low. The internal head height in the link building is just 2.3m high.

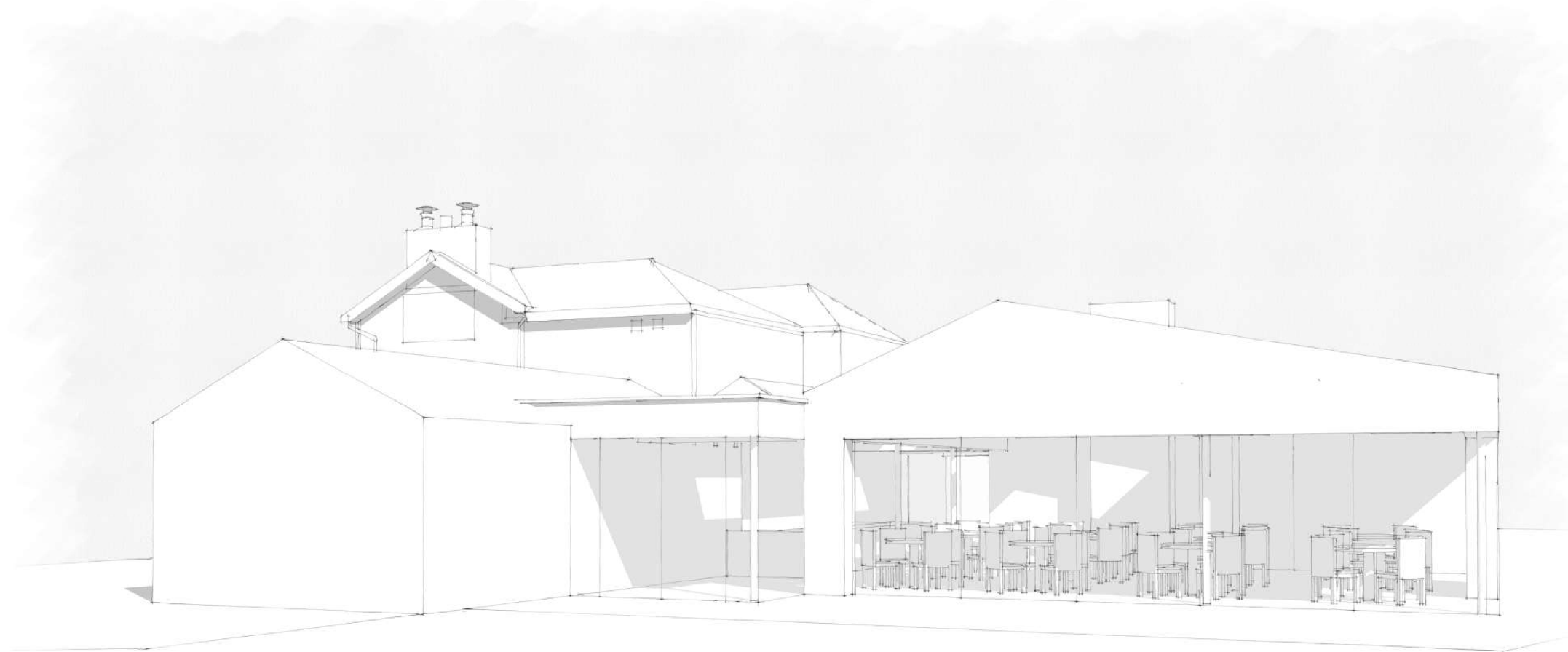


Image of the proposed extension massing from the pub garden

3.6 Proposals _ Elevations

The proposals are designed to address the following issues:

- To create an appealing building that enhances the existing setting.
- The waste bins for the kitchen are situated along the eastern elevation of the pub giving it a back of house feel.
- The eastern elevation faces the existing Grade II listed Brookers Farm.
- The existing eastern elevation of the pub is poorly designed and is of poor quality.
- The site boundary to the north, along the Luddesdown Road is of poor quality
- The boundary of the pub garden is of variable quality with the southern retaining wall being fair faced block work.

North West elevation:

- A new, good quality, extension to the east side of the pub is formed from brick. A small pitched slate roof sits behind the parapet.
- The boundary wall to the west of the pub is replaced with a new flint faced masonry wall to create a positive boundary to the site.
- The existing building is redecorated.

North East Elevation:

- This elevation is the principal elevation of the pub and faces onto the new car park and the existing Listed Building.
- New brick extension to the pub with high level windows to let light into the pub but reduce overlooking.
- Lightweight link is glazed and creates a legible entrance to the building from the car park. The link serves to connect the new extension to the existing structure whilst maintaining clear separation between the original building and the new addition.
- New restaurant and kitchen block is simple pitched roof gabled building clad in black timber. The service yard is also contained by a black timber fence and is integrated into the design of the building.



3.6 Proposals _Elevations

Proposed South West elevation:

- The elevation facing into the pub garden is glazed with sliding doors to provide access into the garden from the dining hall. The link extends past the restaurant extension to provide direct access to the garden from the bar area.
- The new W.C. block is single storey masonry structure with a slate covered pitched roof to match the existing pub.
- A new flint faced masonry wall runs along the western boundary of the site.
- The existing block wall to the south of the site is clad in flint to match the boundary wall.

Proposed South East Elevation:

- A black timber screen encloses the service area for the kitchen.
- 2 large glazed sliding doors are set into the elevation of the dining hall to provide light into the hall and create a visual connection with the landscaping.
- solar panels are installed on the south facing roof of the extension.



3.7 Proposals _Materials

The Proposed extension adopts modern materials, such as black timber cladding and a zinc roof, reflecting a contemporary aesthetic while respecting the rural setting. These materials are durable and low-maintenance, contributing to the long-term sustainability of the building.

Black Timber Cladding:

The new extension will be clad in black timber, which complements the surrounding rural environment. This material is chosen for its natural, textured appearance, which enhances the visual appeal of the extension, creating a subtle contrast with the traditional materials of the existing building.

Zinc Roof:

The proposed roofing material has been chosen to create a high quality finish to the building, relate to the modern agricultural sheds in the local vicinity and to be in keeping with the historic context of the building. Due to the pitch of the roof the use of traditional tiles or slates is not an option for the roof.

The surrounding agricultural sheds have profiled metal roofs. This was discounted as this is a low quality material that does not relate well to the existing building.

The roof of the extension will be finished in zinc, a modern and highly durable material. Zinc's sleek finish contrasts with the natural timber, adding a contemporary touch that harmonizes with the rural setting.

Solar Panels:

Photovoltaic Panels are to be installed on the south facing section of roof over the proposed dining hall. The panels will produce energy for the building reducing energy consumption.



Image of traditional farm buildings with black timber and brick



Image of traditional farm buildings with black timber cladding



Image agricultural sheds adjacent to the site with timber cladding and profiled metal roofing



Example of black timber cladding proposed for the new extension

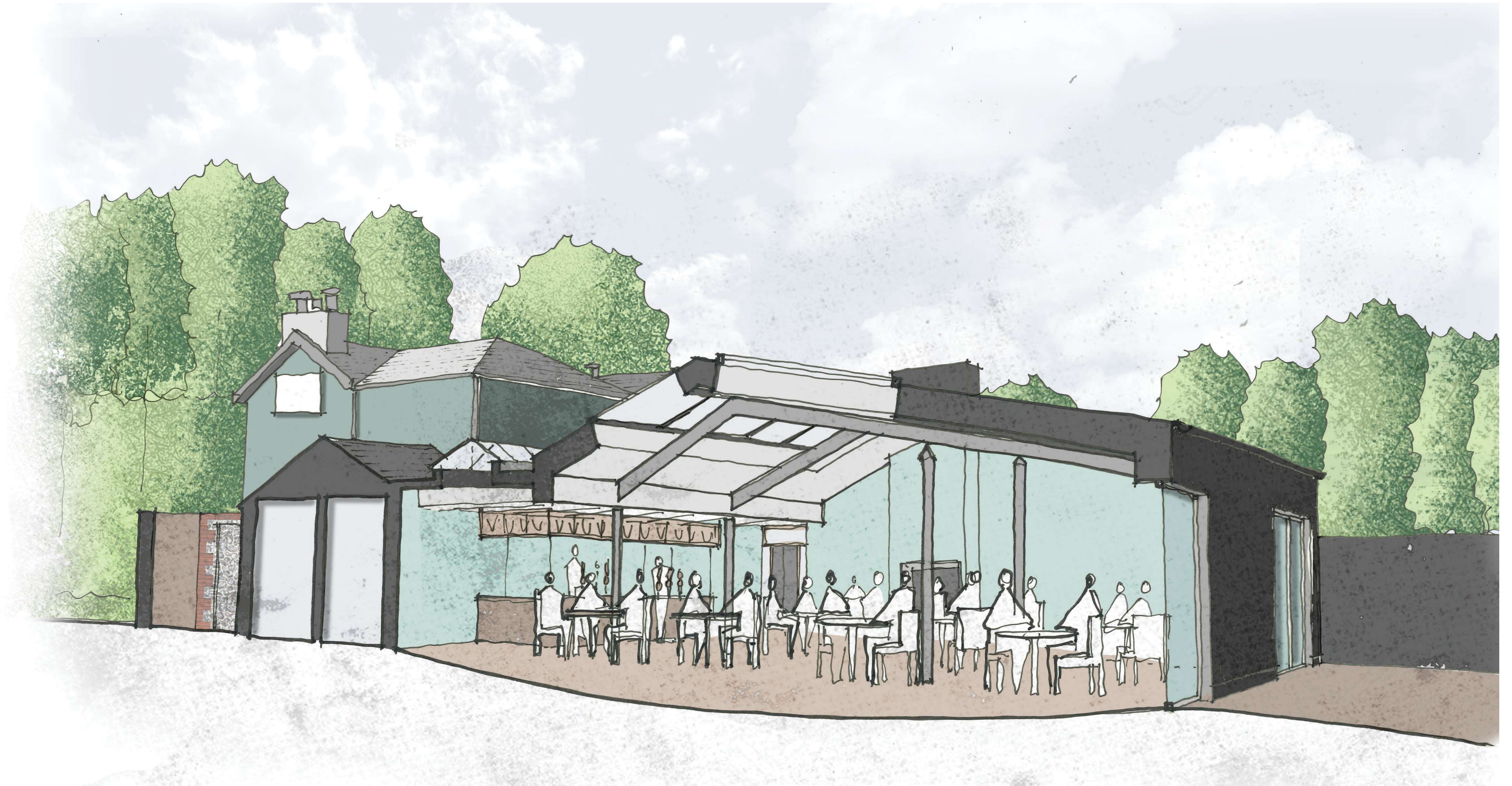


Solar PV cells on Zinc roof



Zinc standing seam roof

3.8 Proposals _Sectional perspective



4 Heritage Impact Assessment

4.1 Relevant Planning Policy Framework

The proposed development is in the vicinity of the existing grade II listed Brookers Farm.

Relevant Planning Policy Framework:

The decision maker is required by sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 require the decision maker to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.

There is a broadly similar duty arising from section 72(1) of the Act in respect of planning decisions relating to development within conservation areas.

For the purposes of this statement, preservation equates to an absence of harm.² Harm is defined in paragraph 84 of Historic England’s Conservation Principles as change which erodes the significance of a heritage asset.

The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.

The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

Historic England has produced guidance on development affecting the setting of heritage assets in The Setting of Heritage Assets (second edition, December 2017), better known as GPA3. The guidance encourages the use of a stepped approach to the assessment of effects on setting and significance, namely (1) the identification of the relevant assets, (2) a statement explaining the significance of those assets, and the contribution made by setting, (3) an assessment of the impact of the proposed development on the setting and significance of the assets, and (4) consideration of mitigation in those cases where there will be harm to significance.

The NPPF requires the impact on the significance of a designated heritage asset to be considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 214 and 215 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset. The Scale of Harm is tabulated below.

The Gravesham Local plan core strategy 2014 states:

The Council will expect any proposals for development to demonstrate a thorough understanding of the heritage significance of any affected assets, their context and setting. Proposals should have regard to any relevant conservation area appraisals and associated management plans, lists of buildings of national and local architectural or heritage interest and guidance relating to areas of archaeological interest adopted by the Council.

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset.
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.
No Harm	No harm to the significance of the designated heritage asset.



Photo of Brookers Farm front elevation facing onto the pub carpark.

4.2 Historical Background and setting and assessment of impact

Brookers Farm is a Grade II Listed . The listing entry is as follows:

C18. Ground floor faced with knapped flints with red brick quoins. The upper part in brick with blue headers. Tiled gabled roof with pentice at rear. Two gabled dormers at front. Two storeys and attic. String course at first-floor level. Modernised casement windows. C19 gabled porch. Original beams internally and central chimney stack with back to back inglenooks.

Historic Maps show a building on the site of the house dating back to 1869. The building has a prominent location adjacent to the site presenting a frontage onto Cutter Ridge Road and has a positive impact on the local setting. The historic significance of the building lies in the setting of the building in the local landscape and also the form and materials used.

Assessment of impact:

The proposals set out in this application do not alter the form or materials of the existing Listed Building. The setting of the building will be subtly changed and improved.

The setting for the building has changed over time and the current existing car park and landscaping are poor quality and detract from the setting of the building. The car park is badly defined and mainly covered with tarmac.

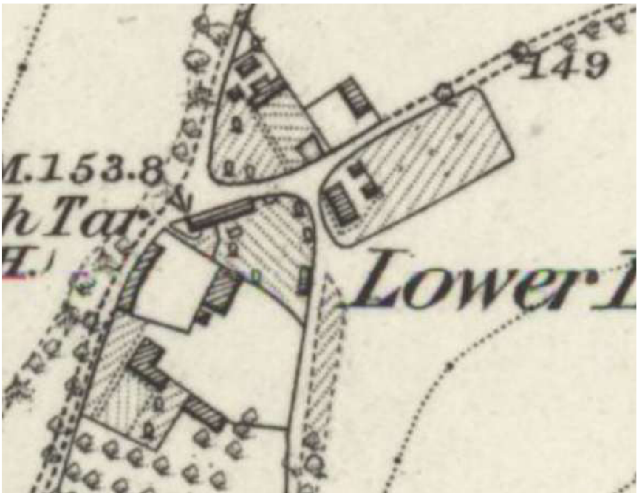
The existing east elevation of the pub, facing Brooker's farm, is very poor quality with the bins for the building arranged against the eastern wall of the kitchen. Although this is the main entrance to the pub it feels very much like the back of house area.

The proposals do not involve changing any fabric of the existing listed building. They will improve the setting for the Listed Building in the following ways:

- 1) The East elevation of the pub will be remodelled to create a positive facade facing towards the Listed Building.
- 2) The Bins for the pub will be stores is a new service yard enclosed in an attractive timber screen.
- 3) The car park is to be redesigned to create a positive and clearly defined boundary around the edge of the site. The car park will be surfaced with gravel with areas of grass between the parking spaces. The use of softer and natural surfacing materials will help to create a high quality setting for the exiting building.

Summary:

The proposals set out in this application will not affect the historic significance of the existing listed building. The landscape proposals are designed to improve the aesthetic and definition of the existing car park, improving the setting of the building. The proposed development will improve the eastern elevation of the pub and create a better visual relationship between the pub and the Listed building, with both buildings facing onto the newly landscaped car park area.



1869



1898



1909



1940



1957



Aerial photo of site today

5 Conclusion

The proposed extension and remodelling of the Golden Lion Public House on Luddesdown Road will enhance the existing structure, providing additional space and improved facilities for patrons while maintaining the character and charm of the public house. The design is carefully considered to respect the site's rural and historic context, and the choice of materials reflects a modern approach to architecture that is both functional and aesthetically pleasing.

The extension will provide a seamless connection between the new and existing spaces, enhancing the overall customer experience while ensuring the preservation of the public house's traditional character. The design also prioritizes accessibility, sustainability, and integration with the surrounding environment, ensuring that the proposed works will be a valuable addition to the Golden Lion and the local community.

CLAGUE ARCHITECTS

62 Burgate Canterbury Kent CT1 2BH

T: 01227 762 060 F: 01227 762 149

1 Kinsbourne Court Luton Road Harpenden AL5 3BL

T: 01582 765 102 F: 01582 462 149

8 Disney Street, London SE1 8JF

T: 0203 597 6112 W: www.clague.co.uk

www.clague.co.uk

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