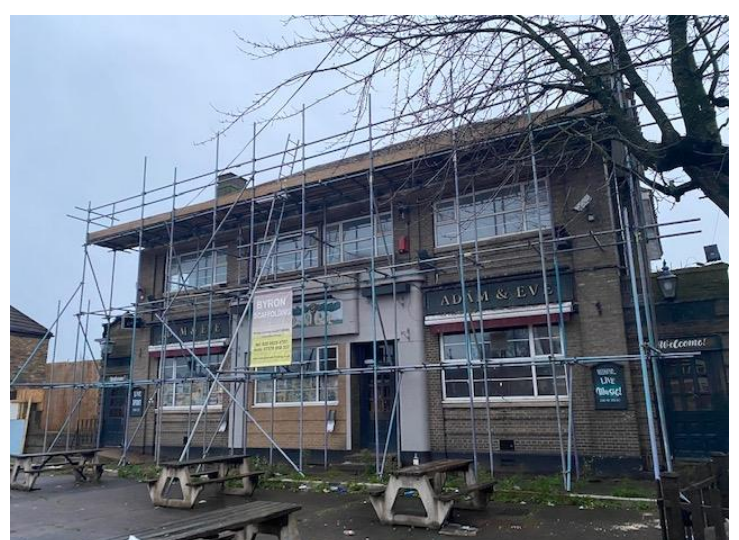
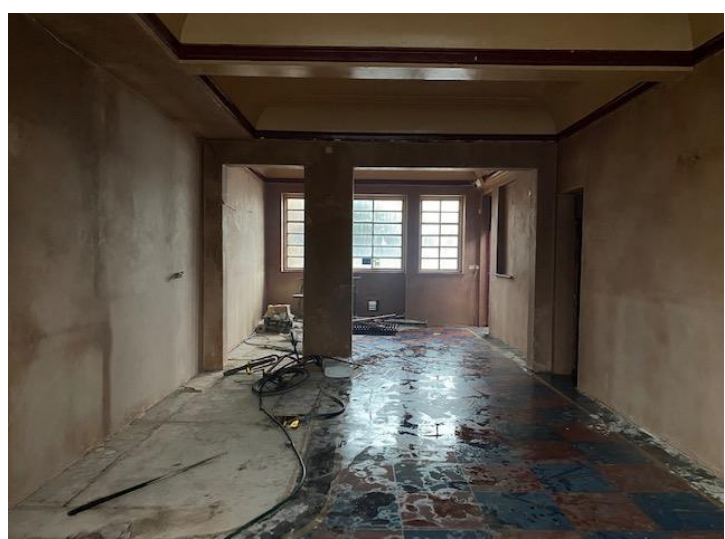
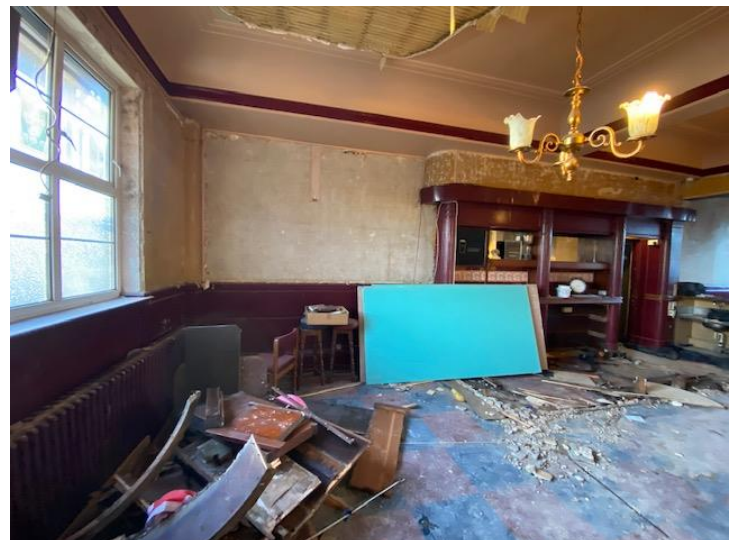


## Statement

- I. The initial grounds for the renovations stem from the investment in the Adam and Eve pub, the current location had become a derelict for criminal activities, a place that housed junkies defacing the property and damaging it beyond repair.
- II. The images attached show the horrid condition the Pub was in, internal as well as external. The entire pub can be seen flooded and infested with rats.
- III. The tenant has so far, as shown in the second image set, invested a large sum of money in rejuvenating the interior as well as the exterior. Which sets the scene of to changing the use of the external smoking area to a shisha lounge, in order to continue to keep the building up to date, the cost is astronomical. The addition of a smoking lounge would cover a good portion of the maintenance and building cost.
- IV. The proposal does not require any additional build, the existing structure will be reinforced, fireproofed and updated according to building reg's requirements.
- V. Further benefits of the development, have created job opportunities for the local council, the job center conveniently located at the rear of the building has received job openings, to which they are now sending potential candidates. The re-opening of the Pub has uplifted the economic distress in the location.
- VI. The facelift and clean up around the Adam and Eve pub has uplifted the entire area its now welcoming and bright again, the local tenants are able to come in sit and enjoy a cup of coffee, before this the rotten benches and filth riddled area was a rat infestation and not to mention a hazardous area.

The above stated reasons can be summed up as economic benefits as well as social, historic conservation of the building site. We hope the council can clearly see the changes in the area and help support local investors in their efforts to improve their borough.

Before the investment



After the refurbishment

