



The Topsy Fox

March 2022

**ADDITIONAL STATEMENT TO SUPPORT
“AS BUILT APPLICATION”
BY
ANDREW KEELEY**

Retrospective As Built Planning Permission

The Bus

Is a single decker bus that has been restored and converted to be a fully functioning draught bar. This is designed to be a talking point for our guests and offer a point of difference during the summer months. The bus will primarily operate during weekends and school holidays at busy times during the Spring/ Summer months. We are also looking to convert the drivers cab into an area for children to pretend to drive & have their photo taken. Due to the size of the garden at The Topsy Fox & also the COVID pandemic we needed something that would allow us to fully service guests outside.

The Outside Kitchen

This is a single storey brick-built construction that allows us to cater for guests in the garden. Our internal kitchen is very small and since the huge investment into the whole premises we saw a huge upturn in demand for food and the internal kitchen when the garden is in use isn't sufficient for the demand.

This will again operate during busy summer periods in the daytime and school holidays. It is branded as a Burger Shack and therefore primarily offering faster meals around an American theme.

Outside Brick Building for Fridge

This is located immediately behind the Bus and not in view from the Pub Garden and contains an insulated walk-in fridge to house the beer barrels for the Bus. This again is only in use when the Bus is in operation and primarily just keeps the beer cool.

Covered Seating by the car park

This area has a pergola and Festoon lighting above and is a soft seating area with rattan seating. There is cover on the pergola or sides and the pergola services to hold the festoon lights in place but also to create an aesthetically pleasing welcome into the garden

Guinness Pod

This is a small, shed type construction that was given to many pubs for free by Diageo the brand owner of Guinness during the COVID pandemic. It has a mini heater inside and bench seating that could sit 4-6 people.

Play Area

This is designed to entertain the Kids when visiting the pub. There are 2 main elements to this one 4 Mini Tower play area with various ways to get on and off but the maximum play height for children is 90cm. Next to this is a 2 Mini Tower play area connected by a bridge this again only has a maximum platform height of 90cm. All the play equipment is geared for younger children in the 3-8 bracket. It is then enclosed by railway sleepers and filled with play safe bark.

Possible Future development

We would like the option to install a pergola style structure over the patio area in front of the bus. This area is approx. 10m x 10m and would give the option of being able to use the patio more during the days in spring & Autumn. We would propose this being built of Timber construction and having a Perspex style flat roof. This would not exceed 2.5 metres in height. We feel this would finish off the area and as the inside of the pub is very small would allow us to be able to deliver more trade.

OVERALL SUMMARY

The pub when it was The Cock Inn was not frequented or used by many people at all and was a well-known trouble hot spot with fights and drugs and therefore was not somewhere the community visited. It was a business that had failed consistently for years under many landlords and was falling into a state of disrepair.

I took the pub as I felt it needed to be made into a community asset, modernised, and made somewhere that was going to appeal to the broad demographic of Southwater. Equally with the amount of new housing being built Southwater needed more facilities and things for people to do.



I have to date invested over £100,000 in rebranding the pub as “The Topsy Fox” and redeveloping the inside and outside space. At the peak we employed a team of 37 staff creating a lot of new employment in the area. COVID has created a huge challenge for businesses, and we have had to adapt and developing the outside areas was mainly in response to us being only permitted to trade outside and therefore not knowing once we came back out of the lockdown in 2021 what the rules would be, we “HAD” to be able to trade outside expecting that would be the rules but also only where people felt confident to be.

This development of the outside areas is the single reason we were able to survive as a business and without it we would not of made it through the pandemic financially. We have now firmly established ourselves as a place where people do want to come, coupled with a primarily trouble-free venue and that we are now a community asset.

The overall transformation is incredible from what it was, and it now is a loved and inviting

These words are written with passion from Andrew Keeley

Kind regards

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