

# Save the White Lion

**7pm: Introduction from Tina Simpson** – Vice Chair of Pailton Parish Council, and Chair of Pailton White Lion Working Group

**7:10pm: Project Management Update** – Greenwoods Projects

**7:20pm: Business Planning Update** – DCA Consultants

**7:25pm: Architect Update** – Burrell Foley Fischer

**7:45pm: Opportunity for Questions**

**Close:** with Outline of Next Steps from Tina Simpson



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GREENWOOD PROJECTS

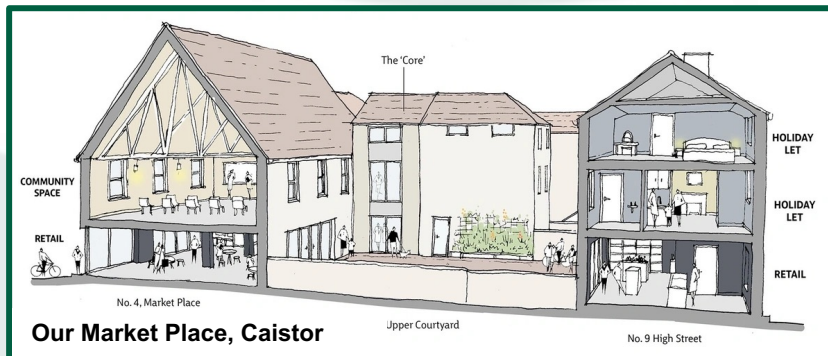


## Save the White Lion Project Management



# About Us: Greenwood Projects

- Established in 1986
- Head Office in Lichfield, with regional offices in Worcester, Oxford, London, Cardiff, and Bristol
- Committed team of 42
- Large enough to cope, small enough to care
- Experience across wide range of sectors
- Additional services in-house





# Project Progress: Procurement

**Project Management:** Greenwood Projects

**Architect:** Burrell Foley Fischer Architects

**Fundraising Consultant:** Alison Berwick

**Business Planning Consultant:** DCA Consultants

**Evaluation Consultant:** *currently recruiting*

# Project Progress: Timeline

Timescale	Action
Dec 2022 – Feb 2023	Design Team Procurement
Jan – March 2023	Quantity Surveyor Procurement
Jan – April 2023	Business Planner Procurement
Feb – May 2023	RIBA 2
April – June 2023	Evaluation Consultant Procurement
<b>24<sup>th</sup> May</b>	<b>Community Consultation Event</b>
June/July 2023	NLHF Mid Stage Review
July – Sept 2023	RIBA 3
Oct 2023 – Feb 2024	Planning Permission / Listed Building Consent
<b>Nov 2023</b>	<b>NLHF Stage 2 Bid Submitted</b>
April 2024	NLHF Stage 2 Award
June 2024	Fundraising Completed
June 2024	NLHF Permission to Start
June – Sept 2024	RIBA 4
July – Nov 2024	Principal Contractor Procurement
<b>Dec 2024 – Dec 2025</b>	<b>Works on site</b>

This may seem like a long delay, but we have to wait for a decision from the NLHF Committee, then a delay between the Award (the bid being successful) and Permission to Start






# Project Progress: Documents

## **Documents for Submission:**

- Capital designs
- Activity statement
- Fundraising strategy
- Project Execution Plan; including programme, risk register, budget & cashflow
- Business Plan
- Development Appraisal
- Conservation Management Plan

# Project Progress: Funding

	Development Phase		Delivery Phase	
	Forecast	Actual	Forecast	Updated
Total	£100,450	£106,027	£1,758,050	£1,996,975



This increase is primarily due to inflation



# Project Progress: Funding

Delivery Phase Funding	
National Lottery Heritage Fund	£1,095,550
Pailton Parish Council; via Public Works Loan Board	£222,500
Match Funding	£581,425
Volunteers (Time)	£34,000
Increased Maintenance and Management	£62,500
<b>Total</b>	<b>£1,996,975</b>

**Including:**

- Community Ownership Fund
- Local Trusts
- Local Companies
- Community Fundraising!



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# White Lion, Pailton Business Planning

DCA just appointed, but we know the project because, with BFF, we worked with you to put together the successful Heritage Fund Development Stage application.

DCA's role during the Development Stage is to prepare:

- Development Appraisal
- Business Plan

All to support the Heritage Fund Delivery Stage application



David Clarke  
Lucy McCall  
24 May 2023

# White Lion, Pailton Business Planning

## Development Appraisal:

- Site assessment
- Condition and conservation needs
- Costs
- Conservation deficit = starting value + costs of repair and conservation - final value
- Preferred option for end uses
- Economic and social impact of planned reuse



David Clarke  
Lucy McCall  
24 May 2023

# White Lion, Pailton Business Planning

Business plan:

- Document that summarises the whole project and provides evidence to support its viability
- Market appraisal of each of each of the end uses
- Long term financial sustainability
- How the project will be operated and managed
- Risks register



David Clarke  
Lucy McCall  
24 May 2023

# White Lion, Pailton Business Planning

How you can help:

- Your ideas for what the White Lion should be and offer (end uses)
- Tell us how local people can be fully engaged - in planning, delivery and operation
- Workspace - would you potentially be interested?
- Volunteering - would you be interested?
- Focus groups



David Clarke  
Lucy McCall  
24 May 2023



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**BURRELL | FOLEY | FISCHER**  
ARCHITECTS AND URBAN DESIGNERS

The White Lion





**BURRELL | FOLEY | FISCHER**  
ARCHITECTS AND URBAN DESIGNERS



Aidan Ridyard  
RIBA (Conservation Accredited) FRSA

[bff-architects.co.uk](http://bff-architects.co.uk)



Context





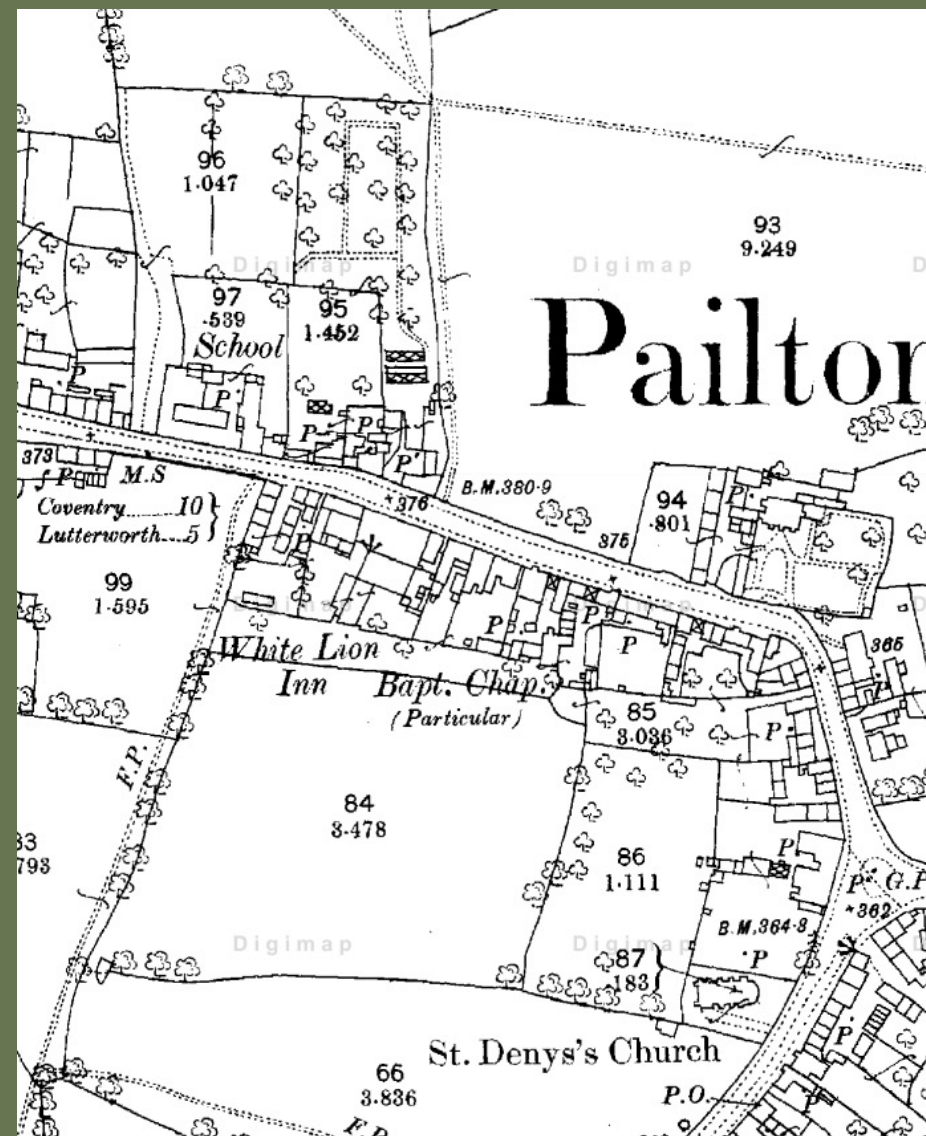
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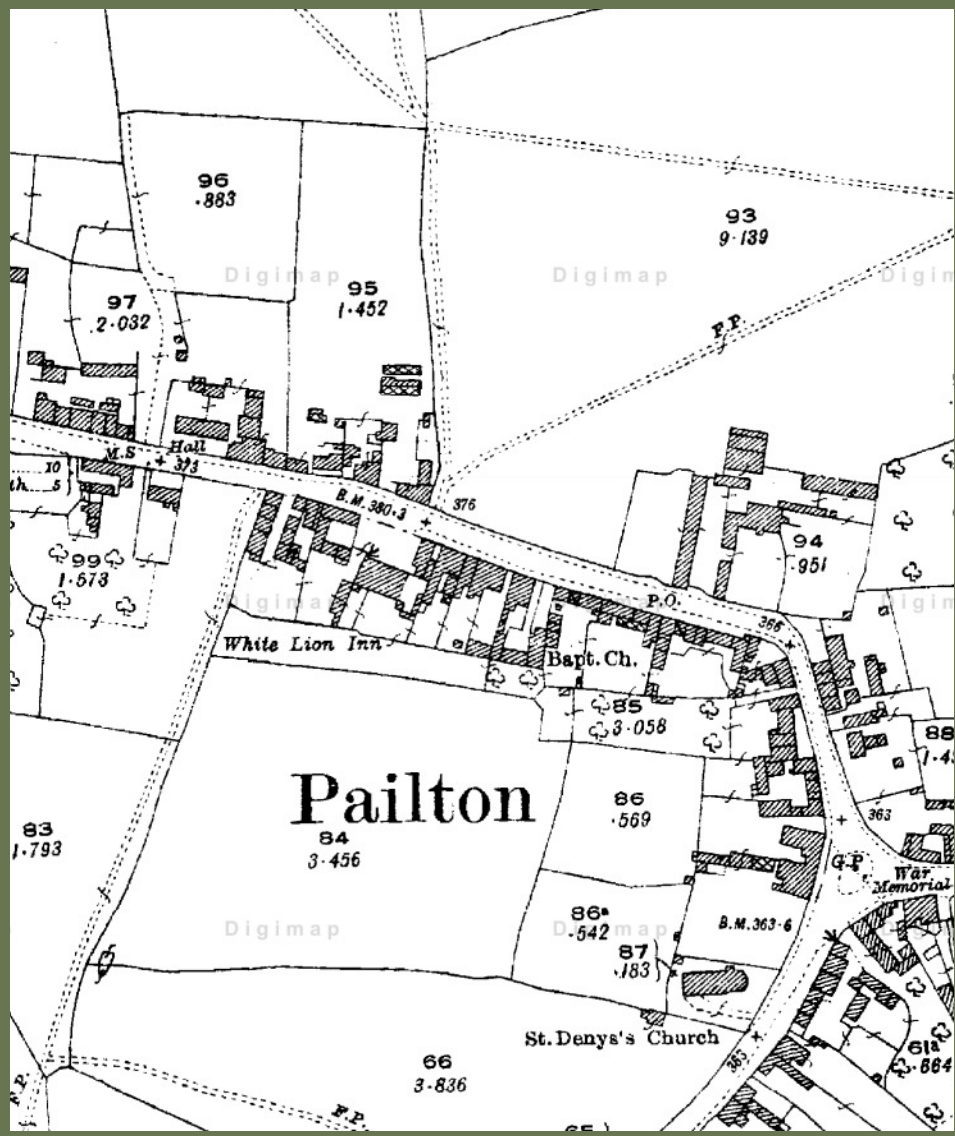
Context



Context



1880s



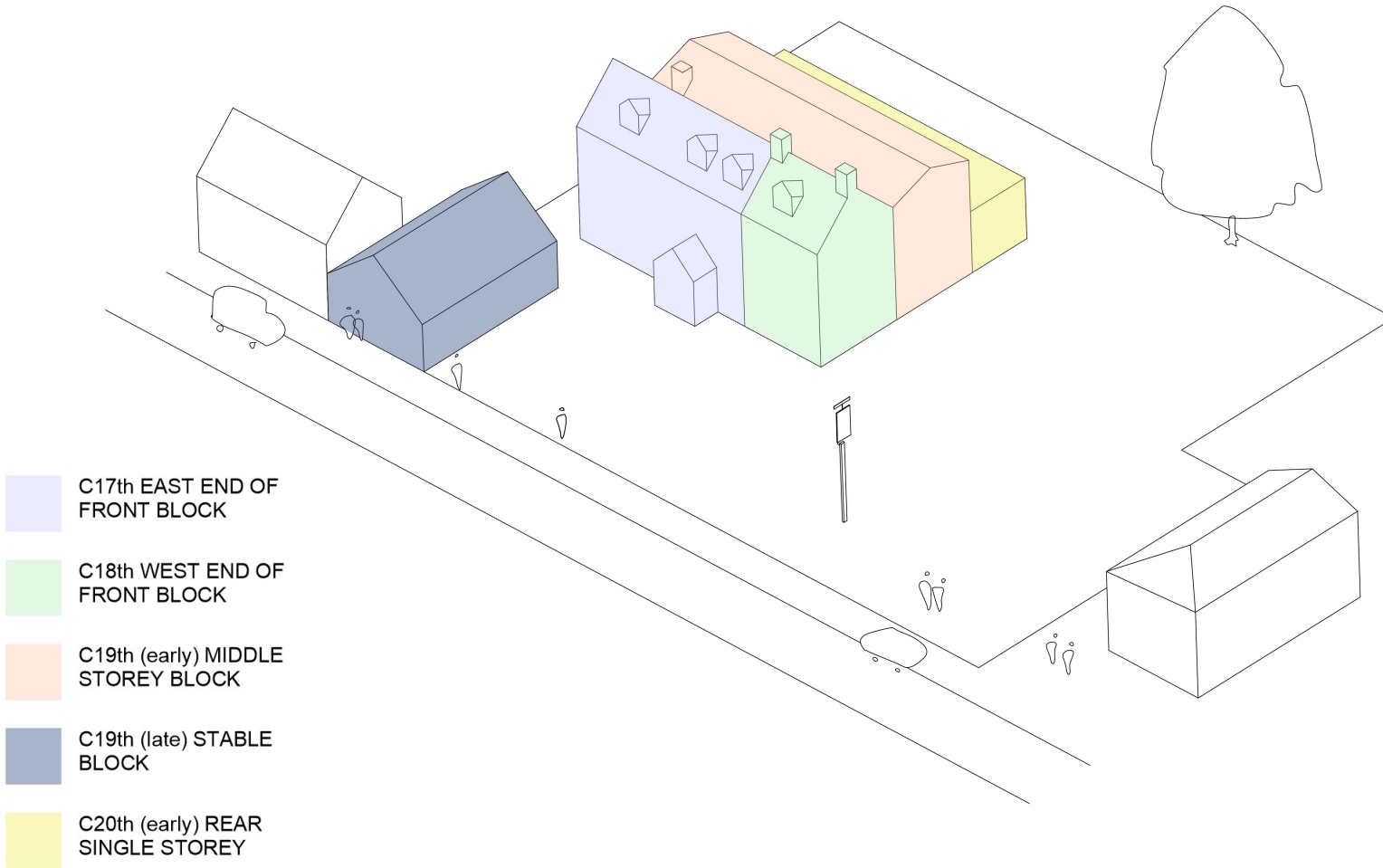
1920s



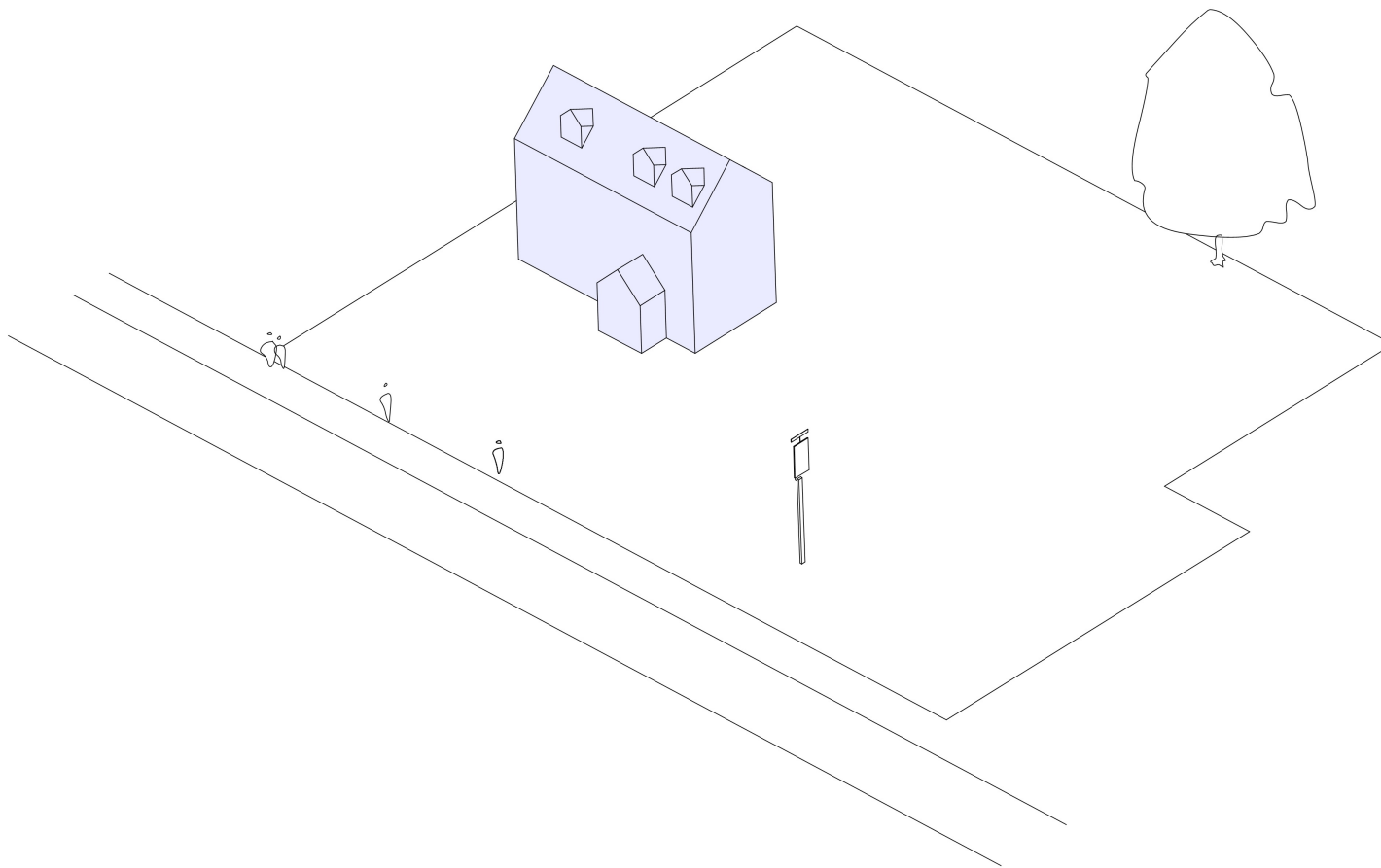
1920s without porch versus late C20th



# SITE DEVELOPMENT



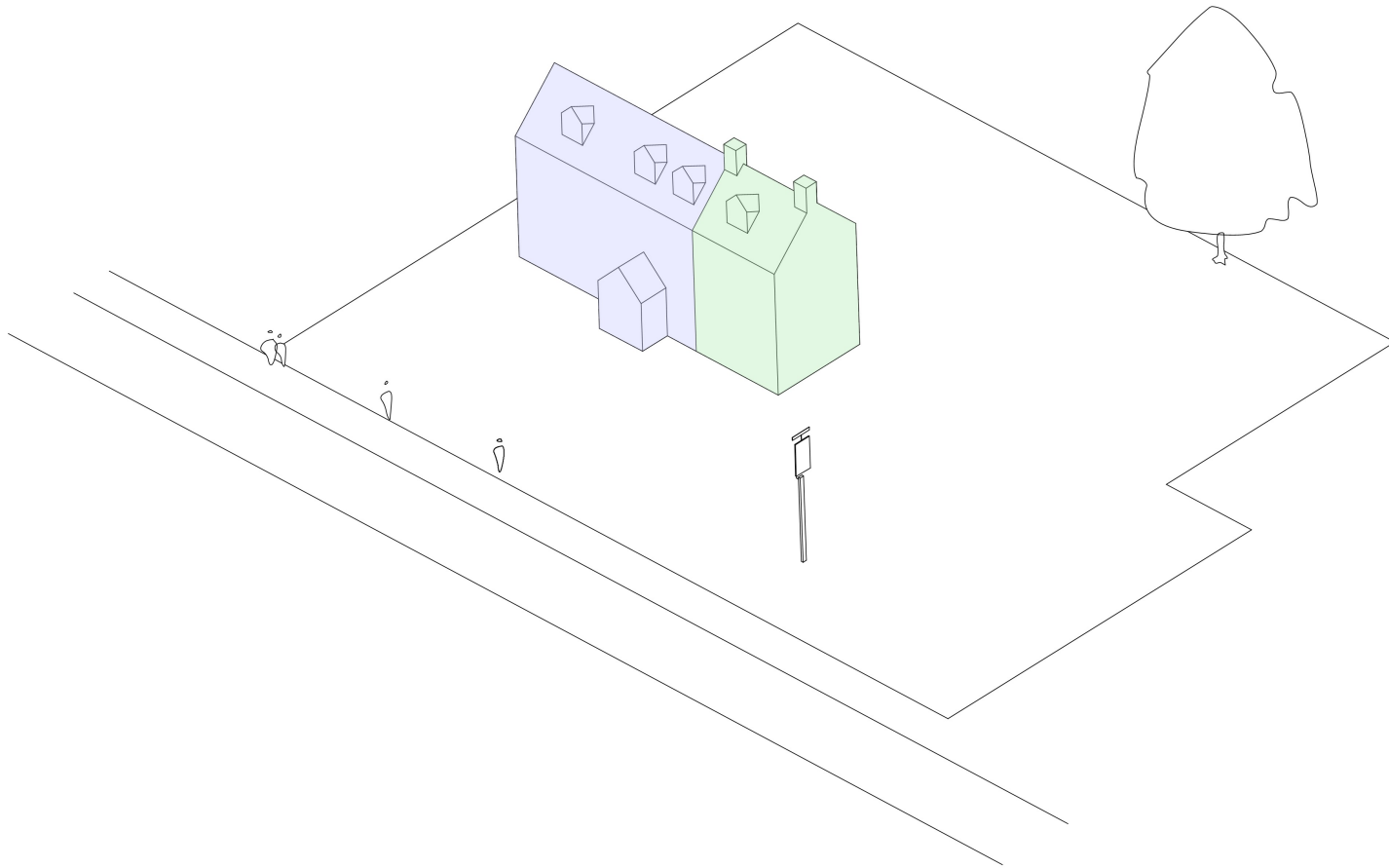
## C17TH EAST END OF FRONT BLOCK





History

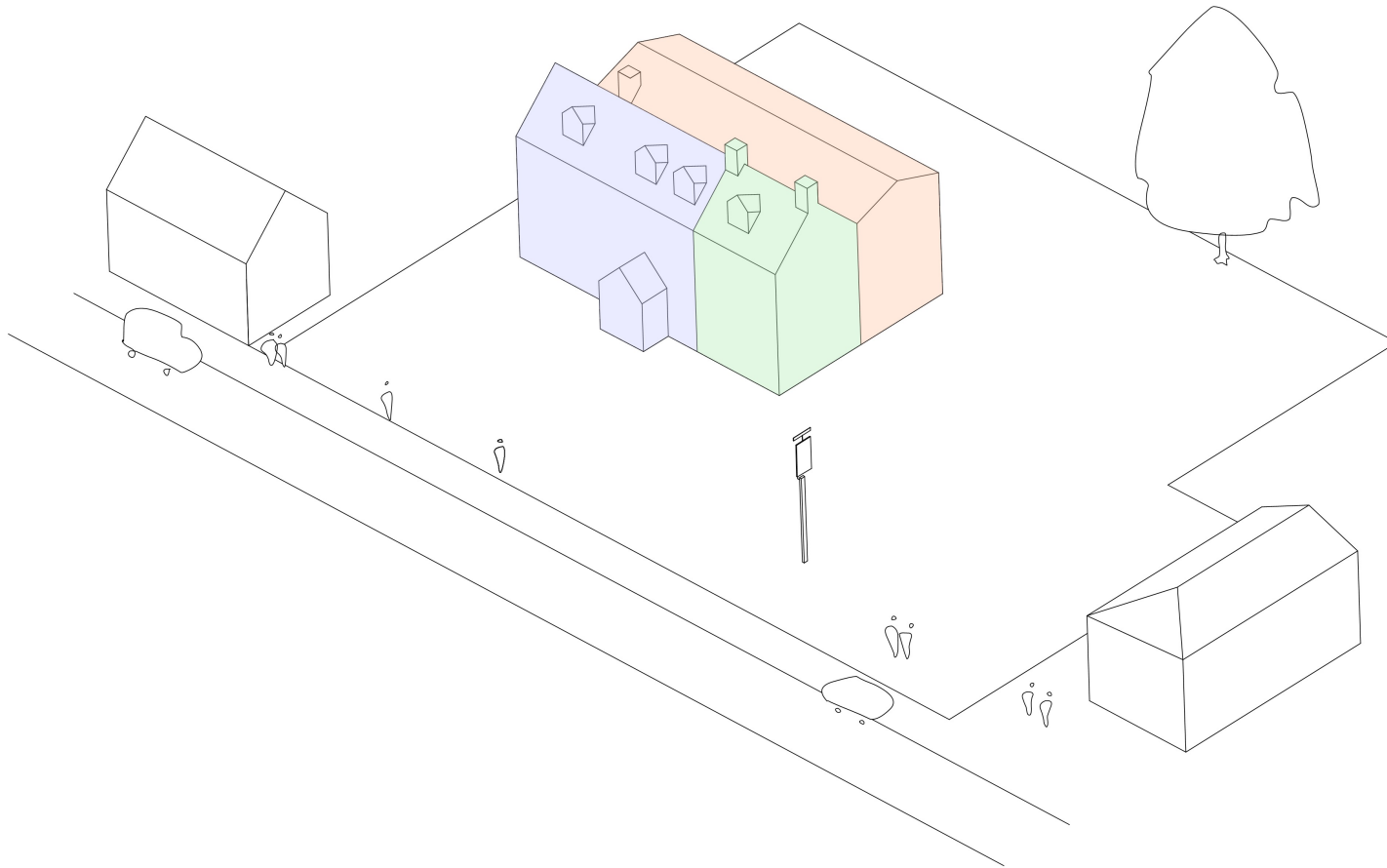
## C18TH WEST END OF FRONT BLOCK





History

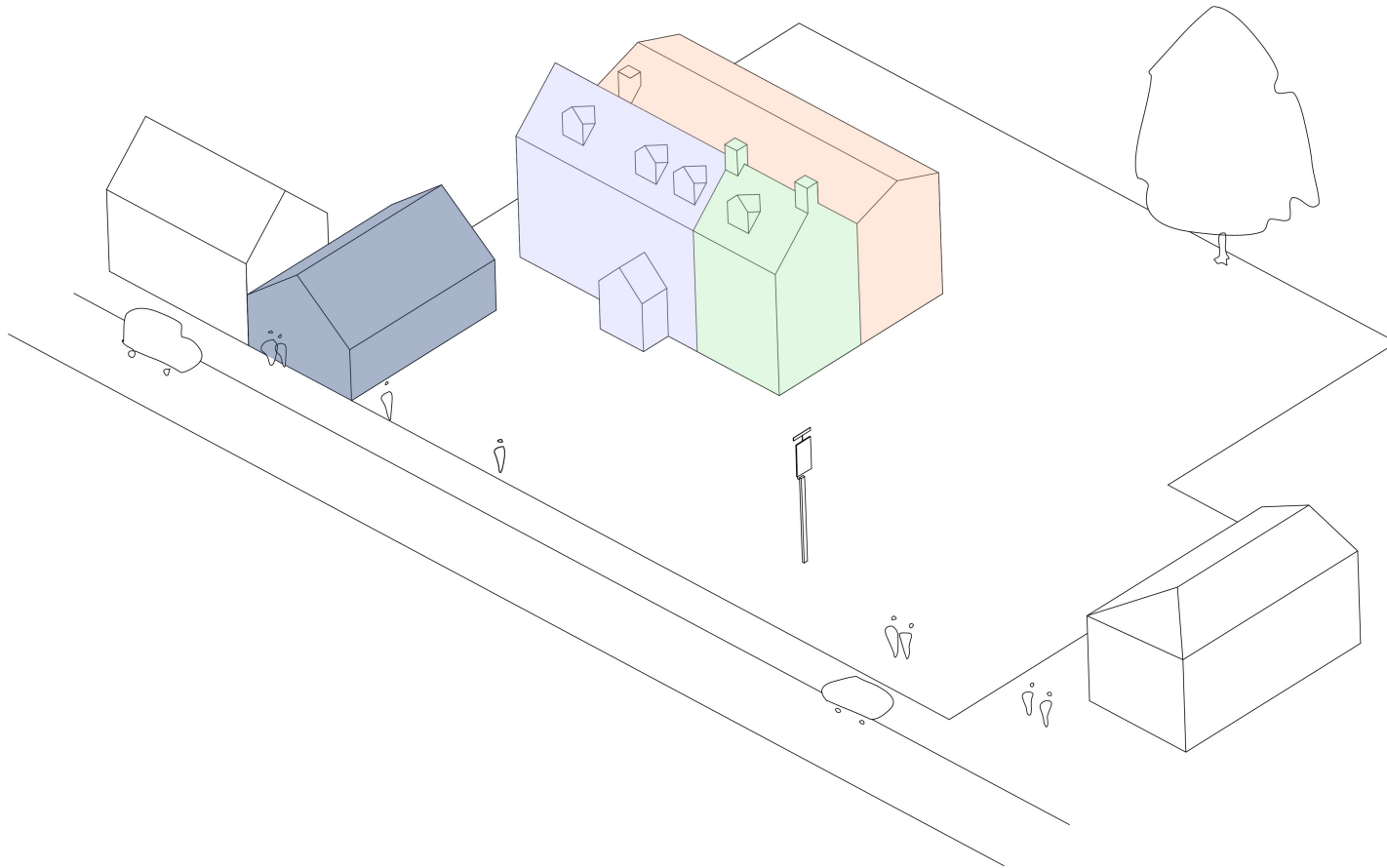
## C19TH MIDDLE 2 STOREY BLOCK





History

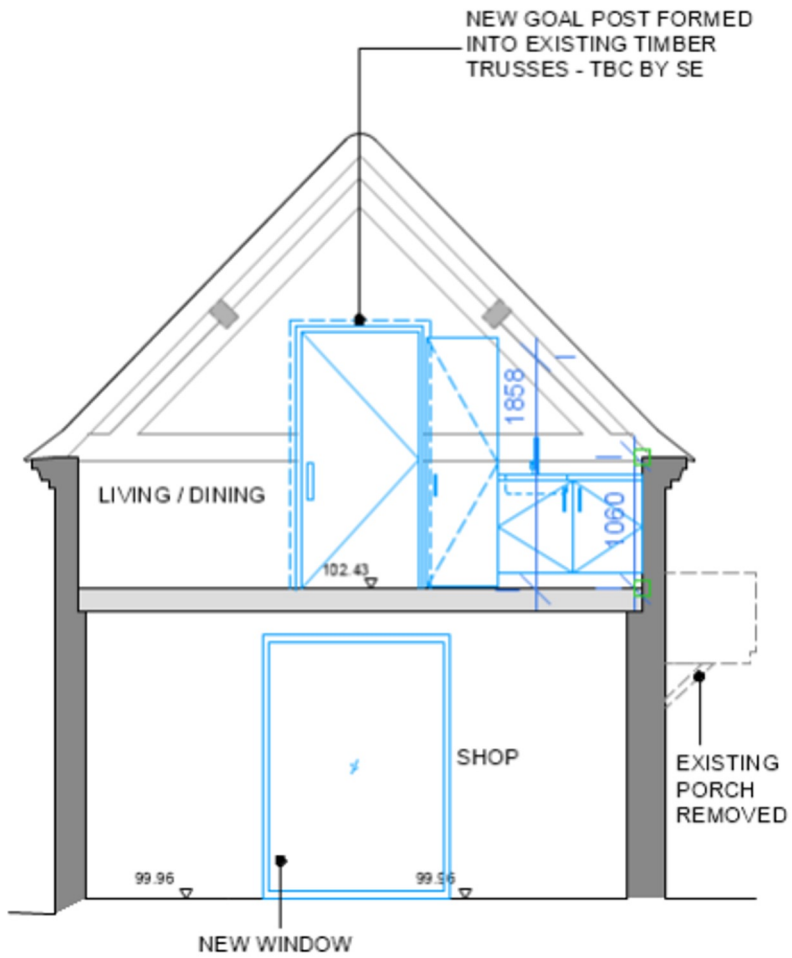
## C19TH STABLE BLOCK





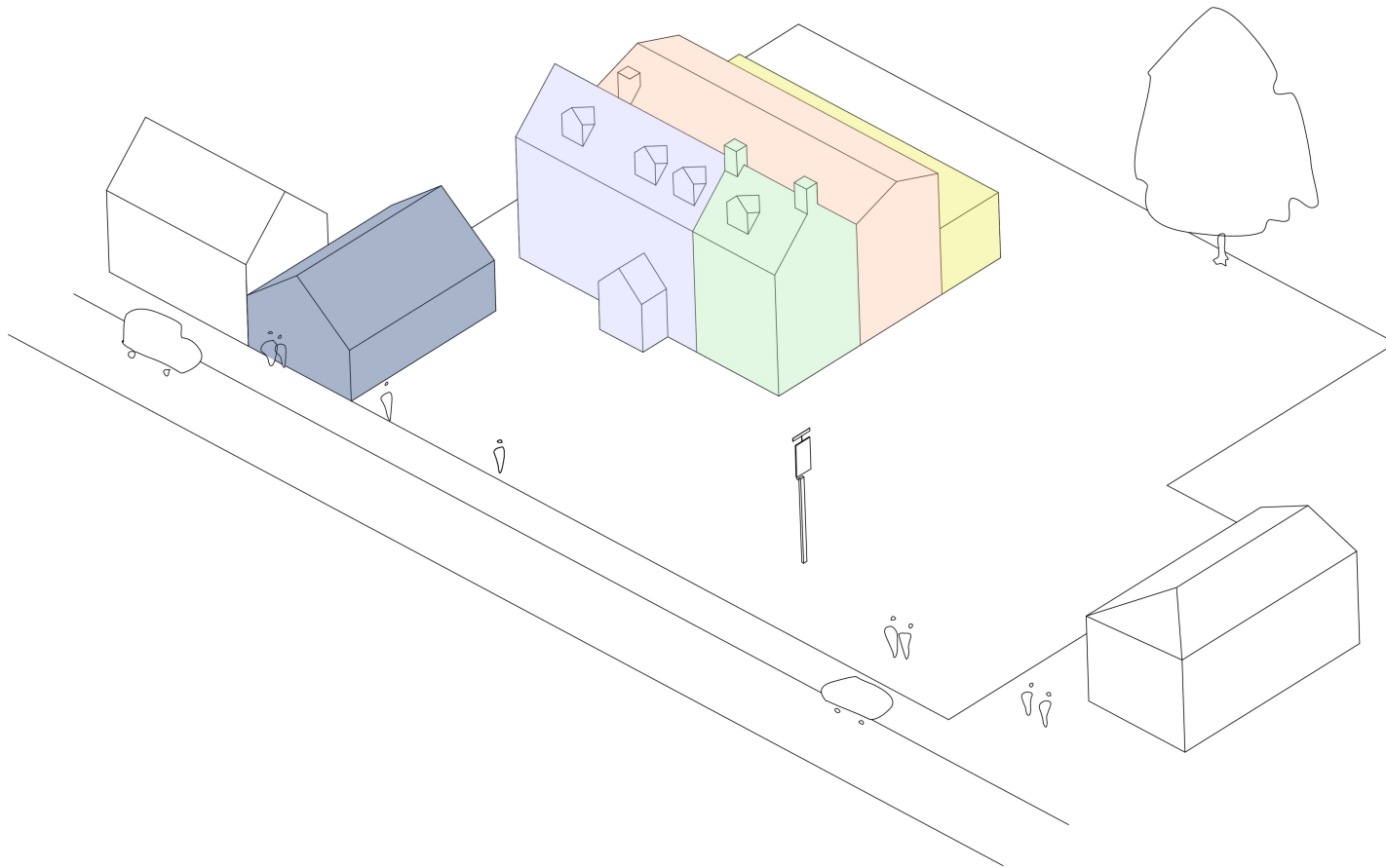


History



History

## C20TH REAR SINGLE STOREY BLOCK





History



Conservation Strategy

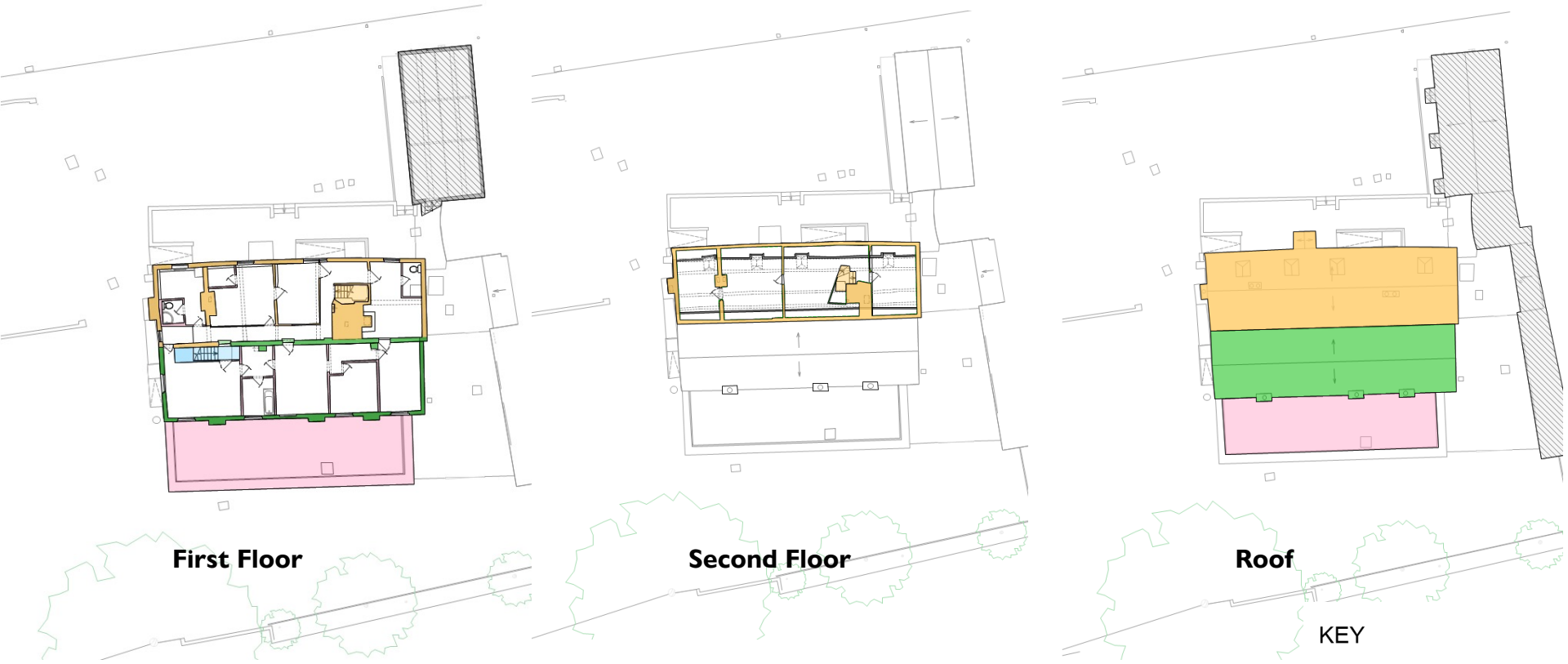


Conservation Strategy



## KEY

- Site Boundary
- High heritage significance value
- Medium heritage significance value
- Low heritage significance value
- Neutral heritage significance value
- Detrimental heritage significance value
- Not part of the listing



**First Floor**

**Second Floor**

**Roof**

- KEY**
- Site Boundary
  - High heritage significance value
  - Medium heritage significance value
  - Low heritage significance value
  - Neutral heritage significance value
  - Detrimental heritage significance value
  - Not part of the listing

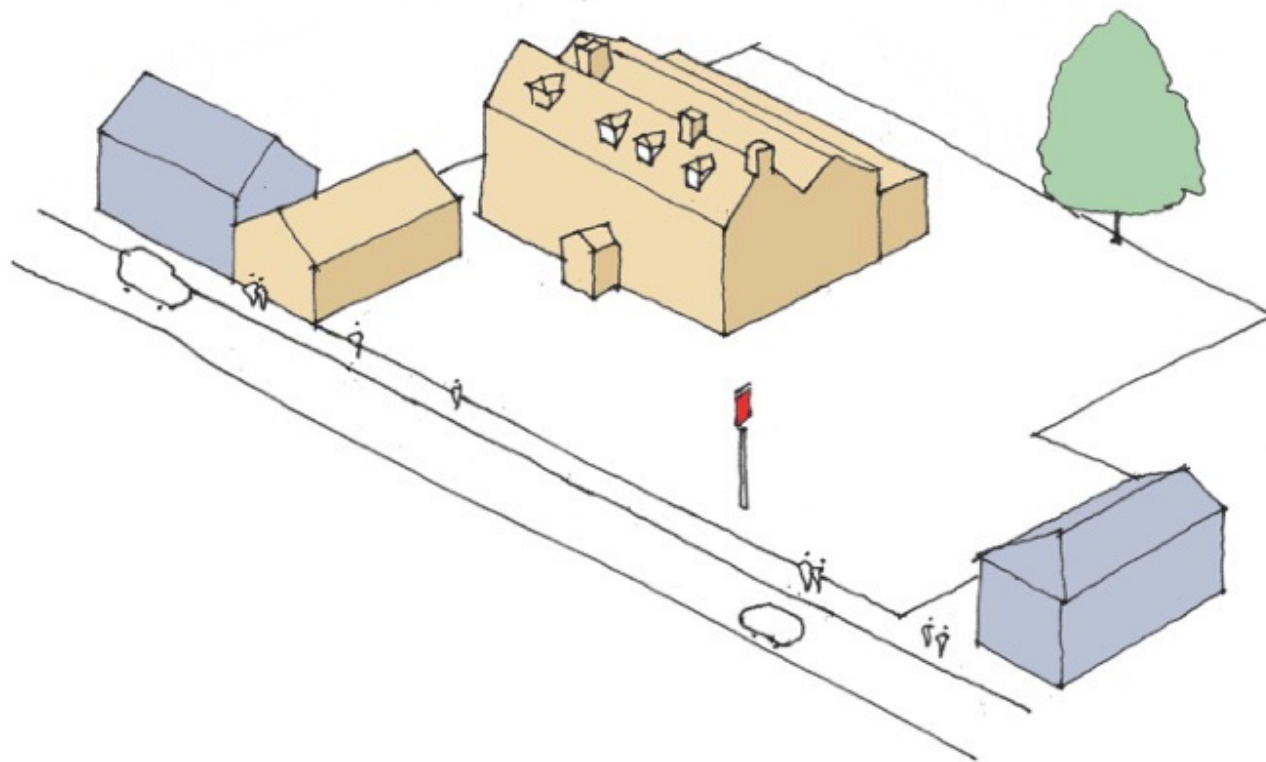




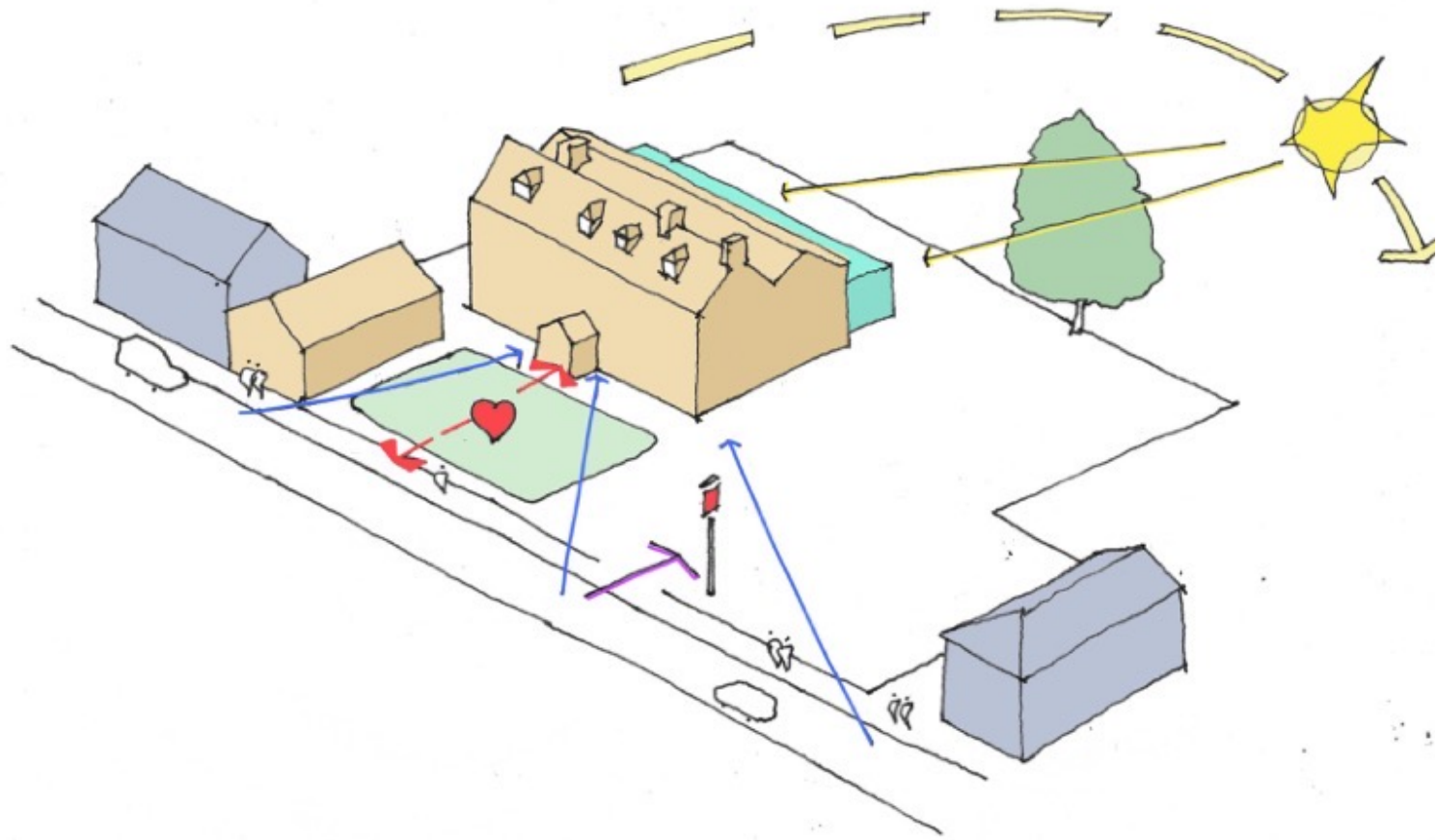
Developing the Concept Design



Please note: these are not final designs, they are a representation of current thoughts, and we are still open to feedback and ideas



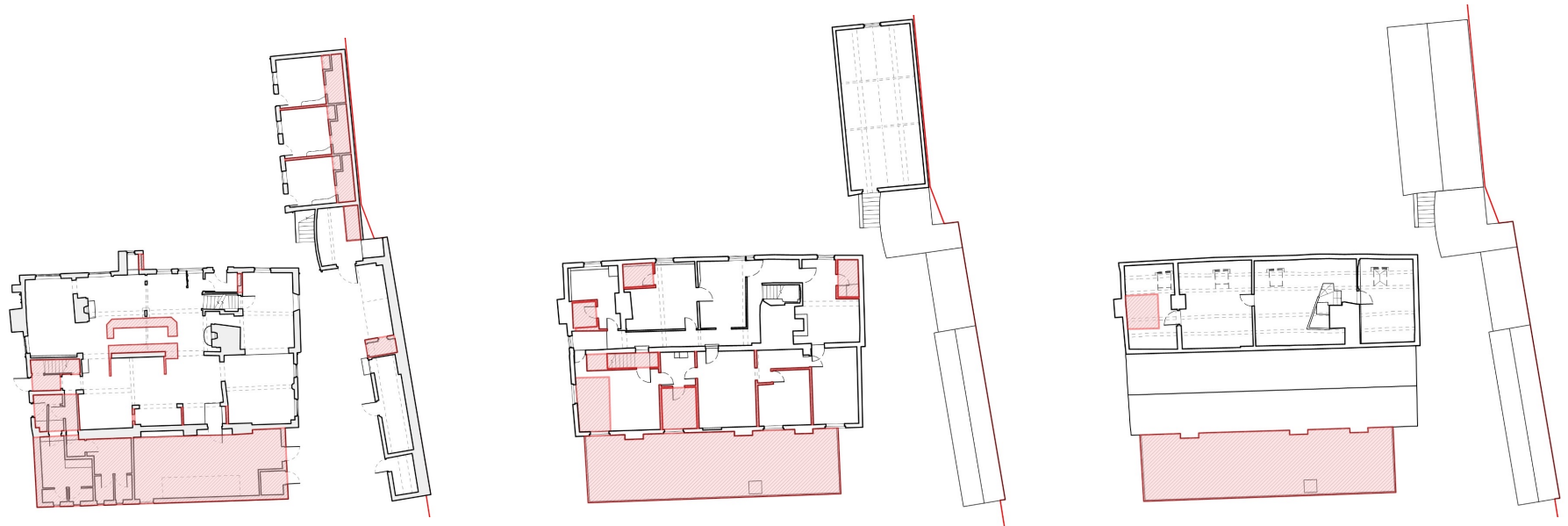
Developing the Concept Design



Developing the Concept Design



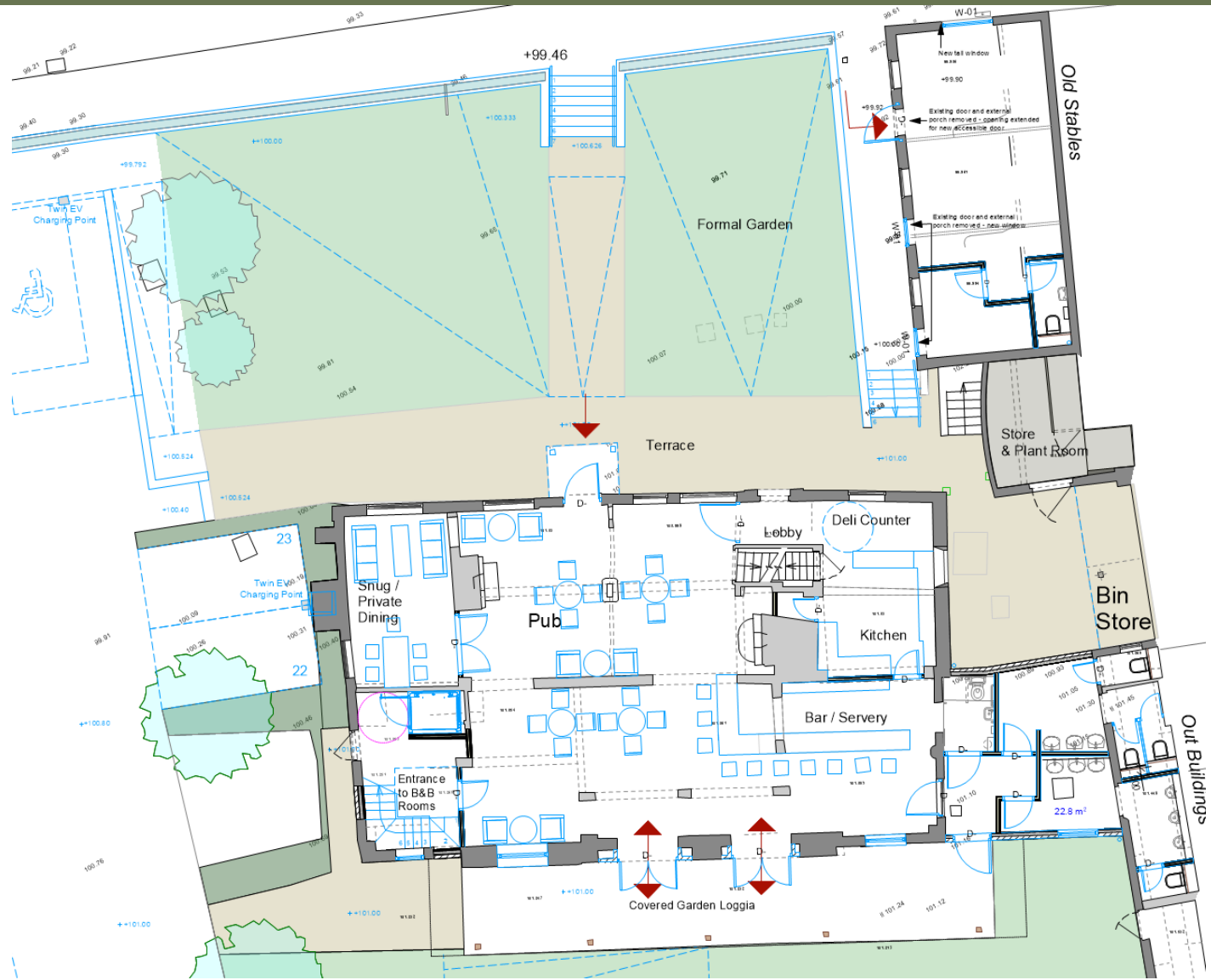
Developing the Concept Design



Proposed Demolitions



Proposed Design : Site Plan

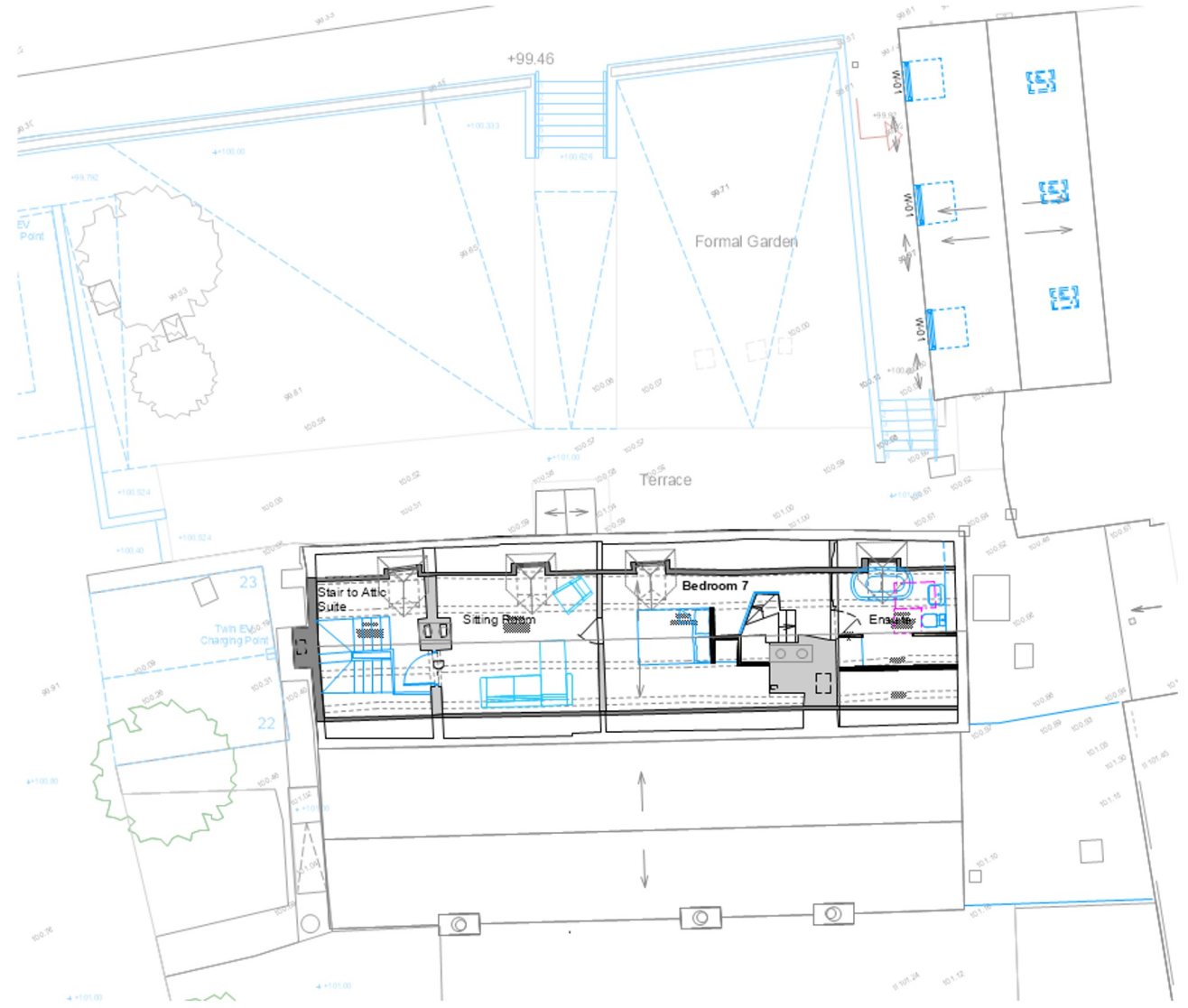


Proposed Design : Ground Floor

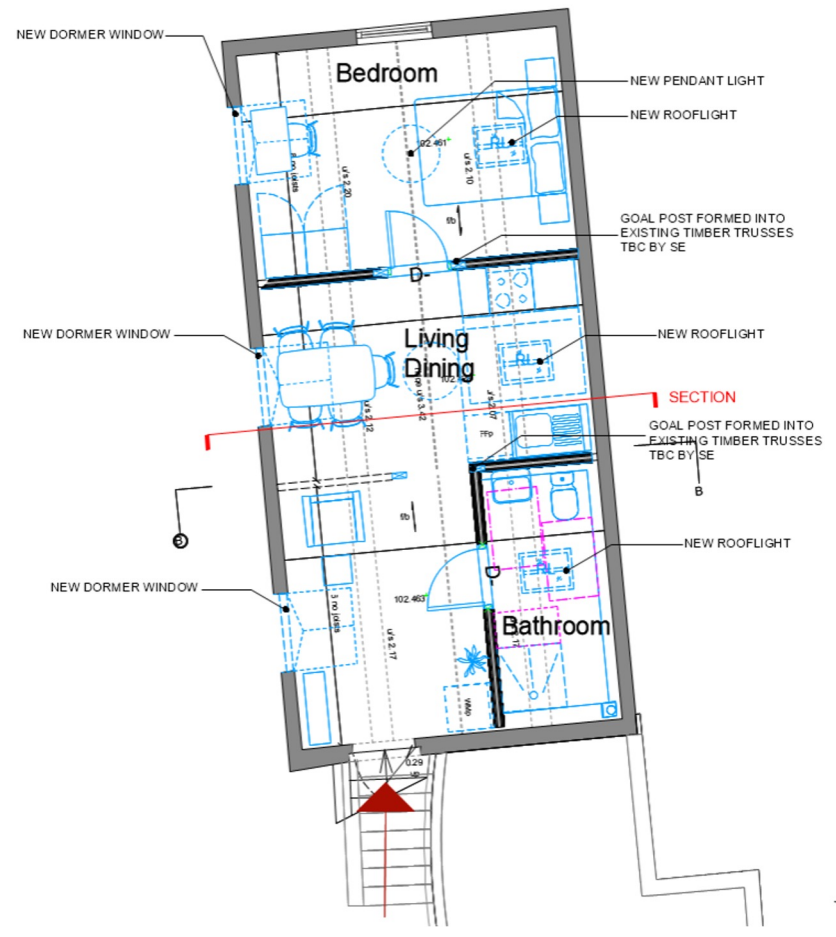
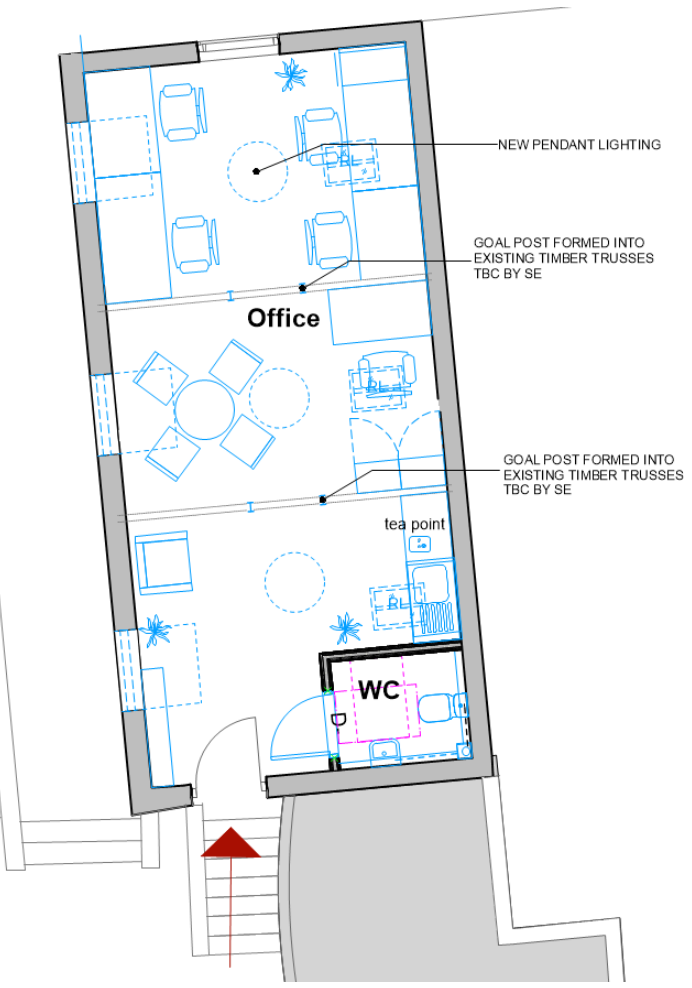




Proposed Design : First Floor



Proposed Design : Second Floor





Developing Design : Front Garden (morning)



Developing Design : Interior



Developing Design : Interior



Developing Design : Interior



Developing Design : Interior





Developing Design : Interior



Developing Design : Front Garden evening)



Thankyou



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# Opportunities to get involved

- **Volunteer:** help out with things like setting up or clearing up events, digging trial holes, or even as quiz master!
- **Share memories:** we want to hear stories and see old photos, to create a display later on in the project
- **Help fundraising by attending events:** come to events like the pub quiz, garden party, afternoon tea, or fete
- **Express interest in being involved when the pub opens:** do you want to rent the enterprise units, use the co-working space, work in the pub or shop? Let us know!

# Opportunity for Questions

If you have any questions about the project, or want to follow up on any of the opportunities listed, please contact any member of the Pailton White Lion Working Group and they'd be delighted to talk to you. If you would like to make contact by email, you can contact Tina Simpson:

[tinapailtonpc@gmail.com](mailto:tinapailtonpc@gmail.com)

Thank you!