Hewitt&CarrArchitects

Design & Access Statement

The Bulls Head Inn, High Street,
Alton, Stoke-on-Trent.

Document Reference: 00588 – DAS
Date: 12th December 2016
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Design and Access Statement in support of

The proposed rear extension to The Bulls Head Inn, High Street, Alton.

"Good design can help to create lively spaces with distinctive character, streets and public spaces that are safe, accessible, pleasant to use and human in scale; and places that inspire because of imagination and sensitivity of their designers."

- *By Design, Urban Design in the Planning System; Towards Better Practice (DETR & CABE, 2000).*

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1.0 INTRODUCTION

1.1. This Design & Access statement has been prepared in response to the Governments changes to the planning application process outlined in circular: Guidance on Changes to the Development Control System, which came into effect on the 10th August 2006.

1.2. The statement provides an analysis and narrative of the proposals and is in line with guidance produced by CABE entitled Design and Access Statements: how to write, read and use them.

1.3. The building is located on the High Street, Alton.

1.4. This proposal consists of the detailed design for the alterations and extensions to the public house, The Bulls Head Inn, Alton.

1.5. The production of this Appraisal has been considered as a necessary part of the design development process to ensure that the detailed design actively seeks to respond positively to its specific context to enhance and make the best use of the existing building.

2.0 USE

2.1. This building currently sits vacant. However, its previous and last known use was as a public house.

2.2. Located in a village in the county of Staffordshire the most appropriate use for the existing building and the reason for this application is to restore the building as a public house on Alton High Street.

2.3. The existing building has been left in good condition. The more recent extension will be removed and then rebuilt in local stone. The white paint on the elevations will be removed to expose the original stonework. The steel staircase and internal modern partitions will be removed.

2.4. This proposal looks to bring forward an application that offers a good development to an existing Grade II listed building that extends the seating area around the restaurant and provides a new entrance.

2.5. The aim of this project is to give this building some life both externally and internally.

3.0 AMOUNT

3.1. The building extends to a total of 422 sqm and is located on the High Street, Alton.

3.2. In total the proposal seeks to remove the 24 sqm blockwork extension and erect a 102 sqm extension. This extension consists of rebuilding the mono-pitched blockwork extension in local stone and erecting an oak framed glazed structure.

3.3. A 32.4 sqm cobbled seating area will make up the ground floor of the oak framed extension. The first floor will provide an additional 7.2 sqm seating area.

4.0 LAYOUT

4.1. The location of the building is in a prime location for a public house, with the building being on the High Street.

4.2. There is an existing car park on the site.

4.3. The extension will provide a new entrance to the public house from the car park.

4.4. As you enter the building from the car park, you go into a double height space which is followed by a cobbled seating area. Two of the existing windows will be removed to provide access to the existing building. Within the same area is a new staircase providing access to an additional seating area on the first floor that will be linked to the restaurant through the removal of an existing door.

5.0 APPEARANCE

5.1. The design for the appearance of this proposal is one that has been to restore the building back to its full potential.

5.2. The Bulls Head Inn is a Grade II listed building which was previously a house. It consists of an early 18th century structure with later alterations and additions. The original building is red brick with ashlar plinths and quoins of unequal length. It has a plain tile roof with coped verges and brick integral end stacks. The extensions are to the side and rear. The side extension is stonework and the rear is blockwork.

5.3. The High Street mainly consists of brick buildings and stone buildings. The Bulls Head Inn features a brick building with a white painted stone extension. At the rear, there is a white painted blockwork extension. The white paint will be removed from the stone to restore the appearance of the original stonework. The blockwork extension will be removed and rebuilt in local stone to match the restored existing structure and other buildings on the High Street.

5.4. The current palette of the building is red brick and white painted stone and blockwork. The white paint will be removed to align the structure with the buildings opposite. Oak and glass will be used to provide a contemporary extension that compliments the original materials resulting in an elegant and uniform look.

6.0 SCALE

6.1. The scale will not be changed dramatically since part of the extension involves the removal and rebuilding of an existing extension. There will be a total increase of 78 sqm internal floor space.

7.0 LANDSCAPING & ENVIRONMENT

7.1. Located in Alton, the building is located within a conservation area and is therefore surrounded by buildings that feature historic importance.

7.2. The building is accessible from the High Street and the building's own car park.

8.0 ACCESS

8.1. For the purpose of this statement compliance with the current edition of the Building Regulations Part M is assumed to be covered within the detailed design and the proposals as this is mandatory. It is not intended to therefore provide exhaustive coverage of all means taken to secure such compliance.

8.2. For the purposes of this statement of the definition of 'disability' is taken as that in Part 1 of the Disability Discrimination Act 1995.

8.3. The site is considered to be in a sustainable location being located in Alton, with the facilities it has to offer. The building itself is on the main high street.

8.4. Vehicular and Pedestrian

Parking would be available in the existing car park.

Pedestrians can access the building from the High Street, or from the building's own car park.

8.5. Transport Links

The building is within walking distance of a bus stop providing access to the surrounding towns and villages.