Hewitt&CarrArchitects

Design & Access Statement

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

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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. This document has been written in support of a retrospective application for works to the Grade II listed Bull's Head Inn, Alton.

2.0 USE

2.1. The building is currently utilised as a public house and restaurant. It's believed that the property was originally a house but has operated as an inn for at least 200 years.

2.2. The adjoining building (to the north), previously a stables/coach house, is now utilised as a small restaurant seating area to the ground floor. To the first floor, the bed and breakfast rooms have been removed to create a large function space.

2.3. The adjacent property (to the south) was previously utilised as a bed & breakfast serving the pub but has now been incorporated into the bar area through a new opening between the two premises.

3.0 AMOUNT

3.1. There is no proposed change to the amount of floor space at the property.

4.0 LAYOUT

4.1. The building is in a prime location for a public house, along Alton's High Street.

4.2. The internal layout has undergone relatively minor changes – primarily being the incorporation of the ground floor of the adjacent property into the bar area, and the removal of the B&B rooms at first floor to create a function space.

5.0 APPEARANCE

5.1. The main changes to the building involve cosmetic improvements, both internally and externally.

5.2. The glazed shopfront to the adjacent building (to the south) has been restored to its previous appearance (using historic photographs), with a traditional surround painted in pale grey.

5.3. The external stonework to the restaurant had previously been painted white, which had discoloured and started to flake over time. This has since been re-painted in a pale grey colour to tie in with the new shopfront.

5.4. The grey painted exterior extends to the rear, which consists of brick, stone and modern blockwork (previously painted white). Three windows and two doors have been renewed, and the modern brickwork to the chimney has been removed.

5.5. Internally, the pub has undergone a series of cosmetic changes to update and upgrade the accommodation. These included stripping paint to reveal bare timber, and the removal of modern plaster in favour of brick or stone. A new fireplace has been added to the restaurant.

6.0 SCALE

6.1. The external scale of the building has not changed beyond the reduction in height of the rear chimney.

7.0 LANDSCAPING & ENVIRONMENT

7.1. Landscaping is not applicable for this application

8.0 ACCESS

8.1. The site is considered to be in a sustainable location, being situated along Alton High Street, with the facilities it has to offer.

8.2. Limited parking is available within the private car park to the rear, and along the High Street.

8.3. Ramped access and level thresholds are available to the rear.

8.4. Front access and safety have been improved by the installation of new stone steps to both doorways. New metal railings protect those exiting the premises from stepping directly into the busy road.