Design & Access Statement- **Landscaping proposals adjacent to Froghall Wharf Warehouse, CALDON CANAL.**
(revised July 2019)

The Old Warehouse at Froghall Wharf has operated as a Tea Shop and retail enterprise for many years, serving people who visit this area to walk and enjoy the industrial history of the site. In recent years the Tea Shop has been completely re-fitted internally and transformed into a beautiful and lively meeting place which has continued to grow in popularity, drawing people to enjoy the peaceful surroundings and accessible walks. This work was recognised with the award of first place in the Canal and Rivers Trust National Heritage & Conservation Awards in 2018 which demonstrates the commitment of the current business to design and maintain a high quality environment which is sympathetic to the historical significance of the building and it's immediate environment.

The Tea Shop has the canal towpath on the North side of the building, a gravel access path on the South and East sides which extend to meet the road on the West, and a County Council maintained car park area on the South side. The path is used mainly for access to the Tea Shop and to the side of the canal. The areas of gravel and grass on the South and East sides are much used during the warmer weather as seating for visitors to the area and for patrons of the Tea Shop. The Tea Shop currently puts out a mixture of picnic tables and other temporary furniture for this purpose. The proposal is to recognise this usage and to establish some beautifully designed and built permanent seating and tables in the area immediately surrounding the Tea Shop in a style sympathetic to the old buildings which have Grade 2 listed status. The paths would be widened and edged to maintain safe access around the building, whilst largely maintaining the Breedon Gravel surface which is appropriate to this environment.

Some low level lighting (70 mm eyelid lights) will be built into the raised planters and bench seats bordering the footpath to ensure that there is safe access during winter afternoons. These only to be used during the hours of opening of the Tea Shop.

There is no change to any of the access arrangements or closure/obstruction of any existing pedestrian route within this proposal.

The design is using entirely reclaimed materials sympathetic to/matching those used in the local vernacular of largely early Victorian industrial heritage. Bricks and flagstones will be carefully sourced to be appropriate and have a sense of "belonging" to this environment and not to stand out in any way as new. Substantial green oak posts are also being included to give some architecture to the scheme, and to enable the attachment of seasonal shading and decorative items. Such heavy section oak posts were a feature of the industrial environment of warehouse and canal side.

The design inspiration for the proposed built tables comes from The Bottle Kiln, West Hallam, Derbyshire. Here simple brick and reclaimed flagstone tables and benches have been built to serve the cafe which is situated alongside a grade 2 listed Bottle Kiln, one of very few which now still exist outside Stoke on Trent. This scheme has received many commendations and awards for the works carried out there.

Although the area surrounding the Froghall Wharf Tea Room is largely open and laid to grass at the present time, we believe that some permanent sympathetic built furniture would not be out of keeping in the immediate vicinity of the warehouse building. Firstly, during it's period of industrial usage, this area would not have been open and clear, but busy and cluttered with materials stored ready for loading and unloading. Secondly, the decades during which this has now been a tea shop and cafe is now in itself a significant part of the history of the site and a long established usage and one which is now firmly part of the current life and use of this area. Thirdly, a beautifully built scheme would largely prevent the need for a variety of temporary furniture to be used and would therefore look more in-keeping with the local environment and less cluttered than it often is under the current arrangements.

The Canal & River Trust who own the old warehouse building and Staffordshire County Council who own the surrounding land have been fully consulted and are supportive of this proposal. The scheme also has the support of our local parish and district councillors.