Supporting Design & Access Statement

27th January 2020

Revision A – 26/02/20

Client: Mr Garcha

Project: P183 – The Biddulph Arms, 171 Congleton Road, Biddulph, Staffordshire, ST8 6QJ

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APPENDIX 1 – PRE-APPLICATION ENQUIRY RESPONSE

1 INTRODUCTION

1.1 This design statement has been prepared by Epoch Architecture Ltd to support a planning application for the conversion of The Biddulph Arms, 171 Congleton Road, Biddulph, Staffordshire, ST8 6QJ.

1.2 Planning permission is sought for the conversion of the existing public house to 9no. residential flats along with the conversion of the existing outbuilding 1no. residential dwelling.

1.3 The application consists of a series of supporting drawings and documents as follows;

Drawings;

Epoch Architecture	P183 – 200 Existing Lower Ground Floor Plan
	P183 – 201 Existing Ground Floor Plan
	P183 – 202 Existing First Floor Plan
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	P183 – 218 Coach House Proposed Floor Plans
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	P183 – 221A Proposed Site Plan
	P183 – 222 Existing Block Plan
	P183 – 223A Proposed Block Plan
	P183 – 224 Location Plan

Documents;

Epoch Architecture	P183 – Supporting Design & Access Statement
	P183 – Supporting Energy & Sustainability Statement
Avalon Heritage	Supporting Heritage Statement
NLG Ecology	Ecology Report
Cameron Rose	Transport Assessment

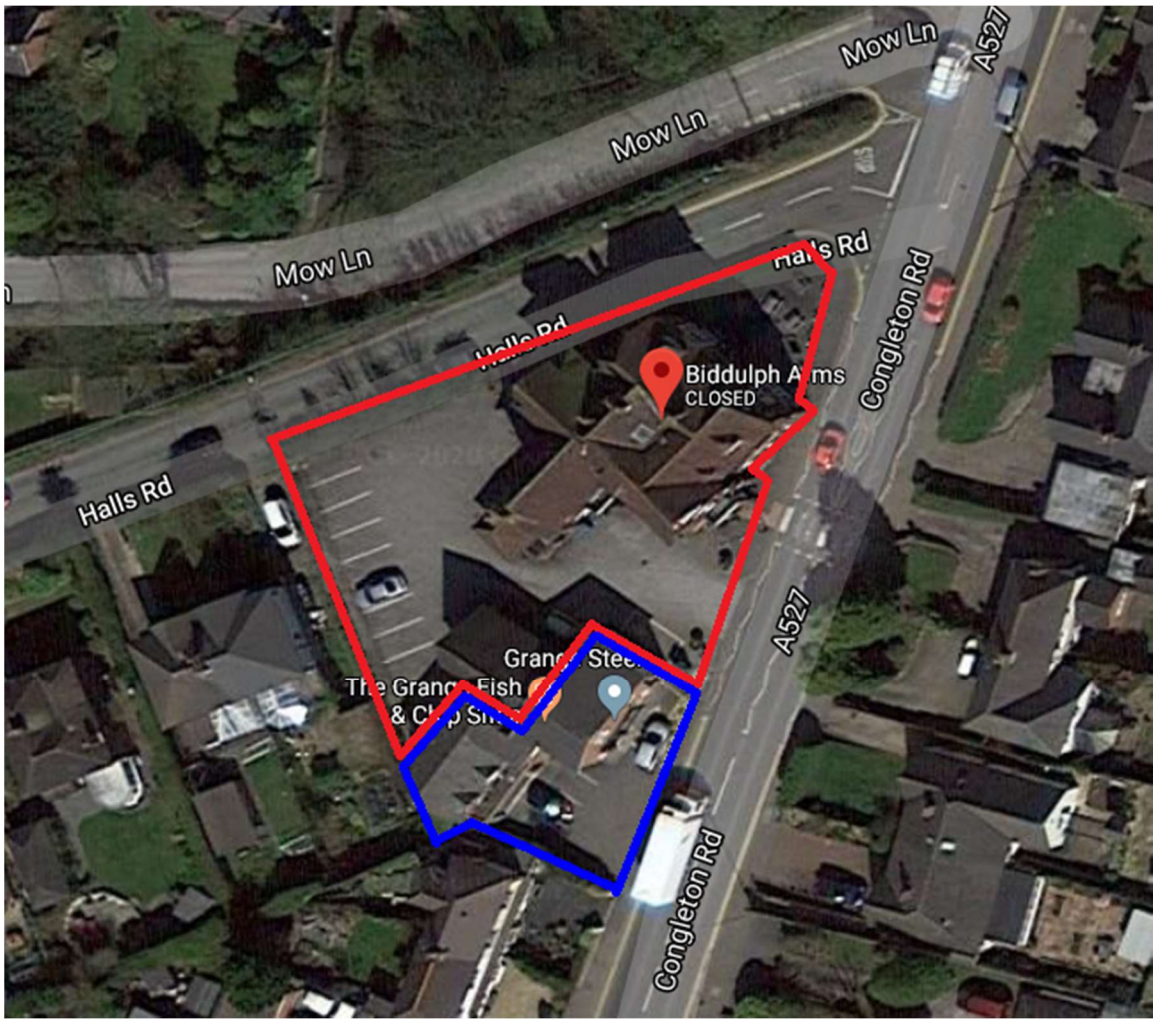

Image 1 – Application site edged red

2 SITE DESCRIPTION AND HISTORY

2.1 The application site is located in a residential area on the main A527 which leads to Congleton to the North and Biddulph town centre to the South and The Potteries beyond. The site is on the junction of Congleton Road and Halls Road as can be seen above.

2.2 The application site is within the development boundary of Biddulph and lies a short distance from the town centre on brownfield land.

2.3 The building does have some historic interest, despite not being listed or in a Conservation Area the building is classed as a non-designated heritage asset.

2.2 The application site edged red covers an area of 1175sqm. The adjoining land edged blue is also in the applicants ownership and consists a commercial hot food takeaway to the ground floor with residential accommodation over.

2.6 The site contains two existing structures; the main public house building which is of two-storey loadbearing masonry construction with a series of dual pitched roofs over and further accommodation located within the roof space. A detached single storey outbuilding/coach house is also located within the car park and consists of loadbearing masonry construction with a steep dual pitch roof over.

2.7 The date of the construction of the public house is understood to be 1874 from historic records. The construction of the building was commissioned by Robert Heath – the local coal and iron master. Further details on the buildings history can be found in the accompanying heritage statement that forms part of this application.

2.7 Surrounding the main building is an area of hardstanding which forms the car park to the public house. This contains 10no. designated parking bays and vehicular access is provided from the A527 Congleton Road and Halls Road to the North-West.

3 PLANNING HISTORY & PRE-APPLICATION ENQUIRY

3.1 No planning history could be found for the application site on the SMDC portal.

3.2 A pre-application enquiry (PAD/2019/0051) has taken place with SMDC and a copy of the written response on the proposals can be found in appendix 1 of this statement. The planning officer confirmed that in principle the proposals would be supported subject to several matters being addressed in any subsequent full planning application;

i) Conservation - The inclusion of a heritage statement submitted with a formal planning application. Please see accompanying statement.

ii) Environmental - Concerns regarding the close-proximity of the adjacent hot food takeaway on which environmental health would be consulted on submission of a full planning application. The adjoining site is within the applicants ownership and restrictions are already in place with environmental health to limit odours from the extraction unit of the hot food takeaway.

iii) Ecological – The inclusion of a phase 1 or scoping survey to confirm the potential for roosting bats and other protected species. Please see accompanying statement.

iv) Submission requirements – The inclusion of a supporting design and access statement.

4 PROPOSALS AND DESIGN PRINCIPLES

4.1 It is proposed to convert the existing public house to 100% residential accommodation along with the existing outbuilding. From a planning policy perspective SMDC have confirmed that they are able to support this proposal in principle subject to additional information being provided and the statutory consultation process.

4.2 It is proposed to convert the existing public house into 9no. residential units consisting;

4no. 1 bedroom units
4no. 2 bedroom units and
1no. 3 bedroom unit.

4.3 It is proposed to convert the existing outbuilding into 1no. residential unit consisting;

1no. 2 bedroom unit.

4.4 Given the decorative exterior of the building the design principle was to utilise all exterior openings where possible and prevent/minimise any new openings. 1no. new window openings is proposed to the South-West elevation of the public house. Alterations are required to 1no. further window opening to the North-West elevation. These are contained within 'later additions' to the original structure, however the proportions have remained in-keeping with the existing openings.

4.5 To the interior we have aimed to retain the existing fireplaces and configure them within lounge/sitting rooms or bedrooms to ensure they can be retained where they are of heritage value..

4.6 The units will need to meet building regulations requirements in respect of Approved Doc. E (Acoustics) unless a reduced standard is stipulated by the local authority to retain original features – however this could be at the cost of comfort conditions and fire safety. It is proposed that all internal walls shall be of timber framed construction. Providing the benefit of easier future removal should this be desired.

4.7 Acoustic treatment of the existing floors and ceilings will be required to meet current regulation requirements. It is proposed that all existing coving details and lath and plaster ceilings shall be retained. The new mf ceiling systems will then be placed below this level but will need to be splayed in several locations at the window heads due to the high head heights.

4.8 The existing external walls require thermal lining/upgrading under the building regulations. It is therefore proposed to provide either an independent lining timber framed system or insulated plasterboard on battens to again mean that existing architraves to window openings and original skirtings where not rotten can remain in-situ.

4.9 It is proposed to replace all existing windows with flush casement upvc units with a woodgrain finish. The fenestration of all of the units shall remain as existing – see the proposed elevations. Sample sections of these units can be provided for local authority approval if required.

4.10 The conversion of the existing outbuilding to 1no. residential unit forms part of this application. Once again the design principle to this building was to provide as little disruption to the exterior building fabric as possible. The existing openings to the front elevation have been infilled with timber boarded panels to form a garage/storage unit. The proposals look to retain a similar fenestration to this and re-clad the elevation with a composite cladding for longevity. The cladding is formed from recycled timber and requires no decoration or maintenance – see the outbuilding proposed elevations.

4.11 It is proposed to form a new door opening in the rear elevation to access a newly formed private yard.

4.12 The roof of the outbuilding has previously been replaced and a modern breather membrane laid. Therefore the roof does not require stripping and insulation can be laid from the interior. It is proposed however to install several roof windows to provide natural light to the ground and first floor areas. It is proposed to retain and expose the existing roof trusses that form the roof structure following repair works.

4.13 Internally the existing walls shall be thermally lined, the ground floor broken out and replaced with an insulated slab and the roof structure insulated to current requirements as previously advised.

4.14 Windows proposed are to be upvc flush casement with a woodgrain finish, colour – black. The exterior doors shall be of a simple vertically boarded form clad with the composite cladding mentioned previously and used to the walls.

4.15 The existing car park surfacing shall remain as existing, parking bays shall be re-marked/added as necessary. It is proposed to create a private yard area to the rear of the coach house as shown on the proposed site plan. This area shall be enclosed with a 1500mm high close board timber fence. It is also proposed to create an enclosed bin store area for the flats adjacent 167 Congleton Road as shown on the proposed site plan. This again shall be formed in 1500mm high close board timber fencing with gates. The top shall not be covered.

4.16 The existing beer garden area to the front of the main building is proposed to be hard landscaped and receive a number of planters. The applicant is proposing to offer the planting and maintenance of this area to Biddulph-in-bloom to give part of the scheme back to the community - given its prominent location into the town.

5 ACCESS

5.1 The existing building is in a highly accessible and sustainable location within the town. Vehicle and pedestrian access and parking to the site is via. Congleton Road as a single point of access. It is proposed to close off the existing Halls Road access/egress point.

5.2 Level access is provided at the main entrance off Congleton Road, thus providing the opportunity for residents that may have serious physical impairments to reside in the ground floor units if required. Communal circulation spaces to the ground floor area are considerably in excess of building regulations requirements.

5.3 At present designated cycle storage is not provided, however adequate space is provided within the units for storage of cycles if desired.

6 TREES

6.1 There are currently no trees on the site that fall under the legislation of BS5837. There is an existing hedgerow (ref H1) along the North-West boundary that will require maintenance work and the ecologist provides guidance on the timing of this.

7 ECOLOGY

7.1 Please see accompanying Ecology survey by NLG Ecology.

8 CONCLUSION

8.1 The proposals within this application are not thought to conflict with any national or local planning policy requirements.

A pre-application enquiry was submitted to SMDC and on review was deemed acceptable in principle under current policy requirements. This was subject to several matters being satisfied with additional information which this full planning application seeks to address.

It is therefore our view that subject to a successful and positive consultation process, the proposals to retain and refurbish this non-designated heritage asset should be recommended for approval.

Appendix 1
Pre-application Enquiry Response