

14098/02

19th December 2014

Re: The Knot Inn, Rushton Spencer, Staffordshire, SK11 0QU for Punch Taverns

DESIGN AND ACCESS / HERITAGE STATEMENT TO ACCOMPANY APPLICATIONS TO EAST RIDING
OF YORKSHIRE COUNCIL

This Design & Access Statement has been prepared in accordance with the requirements of Regulation 4C of the Town and Country Planning (General Development Procedure) Order 1995 and Regulation 3A of the Planning (Listed Buildings and Conservation Areas) Regulations 1990, together with the guidance set out in Circular 01/2006: Guidance on Changes to the Development Control System. As set out at paragraph 62 of Circular 01/2006, Design and Access Statements should be concise and their length, and content, "should be directly proportional to the scale and complexity of the proposals".

This Statement has been prepared in support of applications that seek Planning Permission and Listed Building Consent for works primarily to refurbish an existing public house in Rushton Spencer, Staffordshire. The Listed Building Application seeks permission for associated internal alterations to the ground floor trading area, with a kitchen extension to the rear of the premises and a new feature entrance canopy over the side entrance.

The proposals are fully illustrated on the scaled application drawings and are described in this Design and Access / Heritage Statement, which is proportionate to the scheme under consideration.

BACKGROUND AND CONTEXT

The subject premises is a Grade II Listed Public House located on Station Road in Staffordshire.

It is believed the public house was originally named '*The Hope & Anchor*' and it is situated adjacent the railway station, to the west of the site. The former railway station is now a private residence. The Railway Inn replaced the Hope and Anchor in 1853, it is now known as The Knot Inn – named after the Staffordshire Knot used on the rolling stock and uniforms of the NSR Co. (*North Staffordshire Railway Company*).

Rushton railway station was a railway station that served the village of Rushton Spencer, Staffordshire. The station was opened by the North Staffordshire Railway in 1849 as part of the Churnet Valley line. It remained open until passenger services were withdrawn from the northern end of the Churnet valley line in 1960. Freight services lasted until 1964 when they were withdrawn and the track lifted. Today, the track bed forms part of the '*Staffordshire Way*', which is now a local leisure route.

The listing description notes the Knot Inn as a mid-19th century red brick built; banded patterned blue machine tile roof; verge parapets; brick end stacks. Symmetrical, 2-storey, 3-window front; glazing bar sashes with painted ashlar block lintels; the centre window is now occupied by the inn sign; moulded surround to Tudor-arch central entrance; cornice over and inset double, panelled doors. Forms a close group with the railway station adjacent to the west, no internal features or items of note are included within the listing description.

The proposal aims to have minimum impact on the original fabric of the building. Generally the refurbishment works are to enhance its appearance and provide an investment to maintain its business viability, in accordance with all attached drawings.

THE PROPOSAL

The proposals, which are the subject of the application submissions, are within the curtilage of the existing site and involve the following:

- New External Signage with associated lighting (via separate application by Signage Contractors),
- Re-instate first floor window (former sign location),
- Full external redecoration scheme to all existing painted surfaces,
- Repairs / replacement (like-for-like) windows & external joinery where required and full redecoration; colours to be like-for-like. Note repairs include splice repairs to existing timber cills and uprights, & easing windows,
- Construction of proposed trade kitchen extension as shown on detailed drawings, approximately 15sq.m and 2.9m high,
- External rainwater goods to rear elevation to be relocated away from proposed single storey kitchen extension. All new rainwater goods to match existing type and colour,
- New timber picket fence and double gates (as per detail drawings) to edge of car park area to be approx. 1.1m high to provide separation for customers using the beer garden area,
- New tanalised timber trough planters to Main and Beer garden entrances, 6nr planters approximately 1200 x 700 x 700mm, & to the side entrance 3nr approximately 600 x 600 x 700mm,
- New timber planter and linking rope to edge of new paved area (paving to match existing) adjacent beer garden entrance,
- Modifications to existing side entrance lobby including new timber post canopy (as detailed drawings) to receive paint and stain finish, and a new natural slate roof finish to match the existing,
- Rear yard lobby structure to be demolished to make way for proposed kitchen extension,
- Existing glazed screen and door to dining area to be removed and replaced with new feature bi-fold door (as detailed drawing),
- New bar servery and over-bar features (as detailed drawing),
- General tidy & clear overgrown vegetation. Any areas disturbed by works will be made good on a like-for-like basis,
- Full internal redecoration and refurbishment, including new fires & feature fireplace, new wallpaper, floor finishes, fixed & loose furniture and sanitary ware to public toilets. All painted finishes to be repainted in sympathetic colours whilst all existing stained joinery and new joinery items to be stained dark and polish finish.

The proposals are fully illustrated on the scaled drawings, which accompany this application and are described in this Statement.

DESIGN / APPEARANCE

In preparing the refurbishment proposals, the Company has sought, wherever possible, to respect the original layout of the building and to retain and enhance original features. It, therefore, proposes to refurbish the Public House by not diminishing any existing character or elements of architectural significance away from the original building.

Existing Fireplace works: The stonework fireplaces to the Bar and Bar Snug areas (appear to be later addition from a previous refurbishment) are to be replaced with new decorative cast iron fireplaces. The works aim to provide a focal point to both the Bar Snug and the Bar Area rooms. This also provides comfort separation for main customer seating area.

New Fireplace works: The new chimney breast structure and new hearth with a reclaimed oak mantel provide backdrop for the new catalytic gas stove, will provide the necessary focal point to the Function / Dining area.



Existing fireplace – a late 20th Century addition.

Demolition / Extension works: The existing lean-to lobby to the rear elevation is to make way for the proposed kitchen extension. This is an essential requirement for the future success of The Knot Inn. The current layout does not support the increasing food provision at the premises, which has grown significantly in recent times. Therefore, the company has sought to extend using traditional methods with a matching facing brickwork finish to the external face, and a new insulated timber flat roof to match the existing with materials, and in height.



Existing lean-to lobby – Uncertain if permissions have previously been sought.

Side entrance canopy: Modifications to existing side entrance lobby including new timber post canopy (as detailed drawings) to receive paint and stain finish, and a new natural slate roof finish to match the existing. This will create a new focal side entrance to the building, with a designated covered external smoking area. To the right hand side of the side entrance we intend to provide some additional external covers by extending the paving, to tie in with the original, which is to have a new post and rope boundary.



Existing side entrance lobby - a 21st Century addition.

LANDSCAPING

Areas of landscaping will be retained as existing and enhanced/tidied. The beer garden / car park border which is to be given some separation with a new low level timber picket fence / gated access. As you can see from the photographs the separation is required due to the children's play equipment being located near the car park. New paved area (paving to match existing) and planters on entrance to beer garden from car park area. Car Park is to lose 2Nr spaces, all as shown on detailed drawings. Car parking provision is sufficient (significantly more than one space per 5sq.m). This paved area provides a safety buffer for customers accessing the beer garden from the car park. The gain of the safety buffer zone (including front terrace) far outweighs the loss of spaces, whilst still being over the required amount.



Existing beer garden area - view from Car Park.

ACCESS

Access to the site and building will all remain as existing.

SUMMARY

The proposals will have minor impact upon any elements of the original fabric of the property. The scheme has been designed to respect and enhance the character of the building and the local area.

ADDITIONAL INFORMATION

External Redecoration:

Only existing painted surfaces to receive new like-for-like paint finishes. All masonry elements to receive breathable paint specification – Keim Mineral Soldalit Paint finish. To be applied all in line with manufacturers guidelines and notes.

Internal Redecoration:

- All existing original fabric timber elements to be retained and refreshed in stain finish to match the existing. This includes large timber beams, primary ceiling beams and existing timber screens,
- All existing painted and modern joinery elements to receive new paint finishes including skirting boards, existing painted doors, timber wall panelling,
- All existing painted plasterwork walls and ceilings to receive new paint finishes,
- Generally, all elements are to be picked out in contrasting colours with feature walls and areas to be agreed on site including feature walls, ceilings and general walls, T&G wall panelling, Doors, & Skirting / Architraves, note outline colour references below;
- 'FARROW & BALL – OFF WHITE'
- 'FARROW & BALL – CORD'
- 'FARROW & BALL – FRENCH GRAY'
- 'FARROW & BALL – CHARLESTON GRAY'
- 'FARROW & BALL – DRAWING ROOM BLUE'

EXISTING PHOTOGRAPHS



External Picture – Front Elevation



External Picture – Side Elevation



Internal Picture – Bar snug area



Internal Picture – Bar Servery



Internal Picture – Bar area



Internal Picture – Lobby



Internal Picture – Dining Area



Internal Picture – Dining area



External Picture - Beer garden



Internal Picture - Kitchen