

Design & Access Statement in Support of Planning & Listed Building Application

Project:-

The Bayley Arms

**Situated at:-
Avenue Road
Hurst Green, BB7 9QB**

Date: Dec 2018

The Bayley Arms



- 1) Introduction:** This Design and Access Statement has been prepared by Imd & Assoc. Ltd to accompany and explain proposed alterations in terms of use, design, scale, layout and materials in connection with the accompanying Planning and Listed Building Applications. It is also to be read in conjunction with the Heritage Statement as prepared by the BB Heritage Studio.

- 2) Use:** Refurbishment proposals are intended to provide improved external and internal customer experience to this existing licensed hostelry with a 'quality' dining emphasis. Existing first floor hotel bedrooms, will be cosmetically refurbished to a high standard with impact only on good quality finishes and no planning impact upon the heritage asset. The external decked area will be enhanced as dwgs enclosed to improve customer experience as licensed dining for use in summer months. Works are necessary to enable the impressive, iconic local hostelry to continue to compete viably and effectively in the market, to maintain employment and importantly provide a local service to meet modern high quality needs. The proposed ground floor layout includes essential access by kitchen staff to all licensed areas for the reasons outlined in the Heritage Statement under section 4.9. This is carefully designed to minimize impact on the heritage asset and maintain the multi room feel. Essentially, the building will be enhanced but maintain a pub, bar, dining and hotel use with ancillary car parking.
- 3) Amount :** The extent of works is described in the Heritage Statement items 4.4 to 4.15. Proposals will largely not affect the overall footprint of the main building. The proposed alterations to the existing decked area will be implemented as accompanying plans and elevations and the decking area will change from 16.5m² to 24.5m². The amount of works internally, is fully described in the Heritage statement items 4.4 to 4.15. Works are necessary to maintain and improve this local, iconic hostelry and improve its offering to the public and its local significance. Works will also maintain and improve employment. Internally proposals will improve essential customer flow and servicing of the establishment. Please refer to the rationale and reasoning under section 4.9 of the Heritage Statement.
- 4) Layout:** The layout shown on accompanying drawings internally is designed to allow improved customer flow with a good distribution of accessible tables, but critically to allow kitchen staff to adequately serve all dining areas. An extremely difficult, arduous and unworkable customer and waitress route is afforded without the new access shown on proposals in front of the bars. The premises cannot operate effectively to modern customer service requirements without this element of work. The layout accommodates the need to retain the original plan form and multi room establishment in the best available way. All of the alternative customer servicing explored would require more invasive structural works. This has consequently been deliberately avoided in order to retain intact more of the important heritage asset in plan form. The door opening at the back of the bar is built up in matching materials and this restores some of the original plan format. Access to the external decked area is deliberately via the re- opening of the original rear window , which has no impact upon the sash window to the North facing car park elevation which is retained . Practically, the better customer access option to the decking is via the Car Park elevation window but this

would have more apparent invasive impact and this option has been discarded accordingly.

- 5) Scale:** Proposals consist of a number of relatively minor items in the physical context as highlighted in the Heritage Statement under section 4. Their importance in the context of this listed building has been taken into consideration in effort to keep the scale of items to an extent where they do not affect or contribute unnecessarily or avoidably to the heritage asset, yet maintain sufficient impact to provide a viable worthwhile development for the benefit of the customers and the locality and to secure optimum viability.
- 6) Landscaping :** Landscaping works do not form part of this application
- 7) Appearance/Design Statement:** Internal finishes are generally not of historic interest and re-decorations and new finishes will not impact unduly upon any of the important heritage assets highlighted in the Heritage Statement. A revised external decked area will utilise complimentary natural timber balustrade and joists as detailed. This is a semi- permanent structure which is easily removed. Matching hardwood posts and waney elm boards are added to the entrance porch to improve the clumsy existing porch roof facade. Natural timber Trellis boarding will be introduced behind the existing stone walling to the yard to conceal gas tanks and improve appearance. The new opening in the vicinity of the bar is fundamental to the scheme and is designed to minimise disturbance to the building, but allow essential internal access and circulation . The existing post and beams will be retained and new structure inserted as details enclosed via the structural engineer using oak beams and post. Room layouts are deliberately retained to reduce impact. The existing pipe boxings which accommodate soil wastes from the hotel above will be located discreetly as shown within natural reclaimed timber vertically 120mm wide vertically boarded 120mm cladding.
- 8) Access Statement:** The rationale and alteration to the access to the decked area is referred to above in item 4. Relatively easy access is provided to the decked area from the licensed interior by utilizing an original lintol and opening up the original window referred to on the analysis of previous alterations. No other accesses will be affected. Customer access to the pub and hotel will remain as existing, access for staff and for deliveries will be unaffected by proposals. Access for Emergency Services: Access for emergency services is unaffected by the proposals.