

2020

Design and Access Statement

Incorporating a Conservation Appraisal

The Old Guinea Public House
Crossoaks Lane
Ridge
Herts EN6 3LH



**The Old Guinea Public House
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**DESIGN AND ACCESS STATEMENT
Incorporating a Conservation Appraisal**

in support of a
Detailed Planning Application
for a residential development
by

Mr N Johnson

Prepared by

**W J Macleod Ltd
70b High Street
Northwood
Middx HA6 1BL**

December 2020

1.0 INTRODUCTION

- 1.1** This Design and Access Statement has been prepared by W J Macleod Ltd to support the full planning application by Mr N Johnson for the redevelopment of land at the Old Guinea Public House, Crossoaks Lane, Ridge, Herts. It has been prepared to comply with Central Government advices on Design and Access Statements contained within DCLG Circular 01/2006 dated 12th June 2008.
- 1.2** The scheme proposes the demolition of the existing single storey extension and the construction of a new single storey side extension.
- 1.3** The extension will provide for an expansion of the seating area for the pub together with new disabled toilet facilities and easier access for disabled customers.
- 1.4** The existing parking arrangements will be maintained.
- 1.5** Details of the proposed development are shown on the application drawings:

Drawing No.	Description
	O.S. Location Plan
20/3506/1	Existing and Proposed Site Plan
20/3506/2	Existing and Proposed Elevations

- 1.6** Mr N Johnson owns the freehold of the site.

2.0 THE SITE AND ITS SURROUNDINGS

- 2.1** The pub building is located on the south side of Crossoaks Lane near the junction of Deeves Hall Lane in the village of Ridge. Ridge is situated between South Mimms and Shenley.
- 2.2** The village is mainly made up of residential units which also includes the former Clare Hall, which is now research laboratories and part of the Francis Crick Institute.
- 2.3** The pub building is understood to date back to 1826, however it has clearly been modified and extended numerous times over the years. It, nevertheless, retains a traditional charm and is an important building in the street scene.
- 2.4** The original part of the building fronts on to Crossoaks Lane with more recent extensions to the side and rear. A private car park for the pub with 24 spaces lies immediately to the west. Beyond this, are allotments and further houses. The remains of a Second World War Pillbox is also visible just beyond the site. To the east and north are private houses including the listed Ridge View Barn.
- 2.5** The current owners have invested significantly in the property and business over the years, turning it from a failing pub into a thriving pub and restaurant, and is a focal point for the village.
- 2.6** The pub building lies within the Ridge Conservation Area. No Conservation Area Appraisal is available, however we would suggest that it is the linear nature of the village and the individual buildings within it that defines this Conservation Area.

3.0 THE DESIGN COMPONENT

- 3.1** The Client brief called for a single storey extension to enable the owner to expand the inside seating capacity within a design that would compliment the existing building and also allow for greater ease of access and use by disabled customers.
- 3.2** One element that distracted from the appearance of the building is the unsympathetic single storey flat-roofed extension on the west side of the building. The proposal is to remove this element and replace it with a more sympathetic side extension.
- 3.3** The new extension will be set back from the front line of the original building so that it reads as a more subservient element, in a similar way to the existing single storey extension on the east side of the building. This will be an improvement in the street scene.
- 3.4** The proposed west elevation will face the existing car park. The simple roof plan will be broken up with two small gables. A new step-free entrance to the building will be created immediately adjacent to the two disabled parking bays.
- 3.5** The south elevation follows the form established in the existing rear extension.
- 3.6** The choice of materials is critical to the successful integration of the proposed extension. The suggestion would be to match the existing brick coloured bonding and pointing throughout the new development. The roof tiles would be chosen to match the existing. In addition, the windows would match, both in terms of materials and colour, those on the existing building.

3.7 All existing trees and landscaping features would be retained.

4.0 THE ACCESS COMPONENT

- 4.1** A key aim when considering this proposed application is to improve the access arrangements and toilet facilities for disabled customers.

The proposed extension will have a new step-free entrance on the car park side close to the disabled parking bays.

New toilet facilities, fully meeting current requirements, have been designed into the scheme.

5.0 CONCLUSIONS

- 5.1** The current owners have worked extremely hard and invested considerable amounts of money over many years and have turned this once failing pub into a thriving business at the heart of the village.

The proposal is for a sympathetic extension that will allow for both more seating inside and easier access for disabled customers. The proposed single storey extension will be subservient to the original building, given its location, form and height, with the detailed design and choice of materials, complimenting the existing building.

- 5.2** It will have no adverse impact on the setting of the listed building opposite, and will have a positive impact, both visually and commercially, on the Conservation Area.