

Design & Access Statement

Cat & Fiddle Inn, Clyst St Mary, Exeter



Boyer

Report Control

Project:	Cat & Fiddle Inn
Client:	St Austell Brewery
Reference:	16.8113
File Origin:	
Primary Author	Chloe Jones
Checked By:	Elliot Jones

<i>Issue</i>	<i>Date</i>	<i>Status</i>	<i>Checked By</i>
1	27/09/2017	Final	EJ

TABLE OF CONTENTS

1. INTRODUCTION	2
2. SITE DESCRIPTION	3
3. PROPOSED DEVELOPMENT	5
4. PLANNING POLICY CONTEXT	8
5. DESIGN AND ACCESS PRINCIPLES	10
6. CONCLUSION	14

1. INTRODUCTION

- 1.1 This Design and Access Statement has been prepared by Boyer and Design Management Partnership, on behalf of St Austell Brewery (SAB) Limited, in support of a full planning application that has been submitted to East Devon District Council.
- 1.2 The statement supports an application that seeks full planning permission for the reconfiguration of the existing pub and construction of a new two storey 33 bed hotel together with associated infrastructure at the Cat & Fiddle Inn, Clyst St Mary.
- 1.3 The application is submitted on behalf of SAB who are an independent and family-run brewery, which is one of the largest wholesale distributors of alcohol in the South West of England. The brewery is also responsible for a significant portfolio of pubs, inns and hotels, whilst having a track record in producing high quality development.
- 1.4 The Cat & Fiddle Inn pub was purchased by SAB with the intention to reconfigure the existing premises, as well as construct a new 33 bed hotel. SAB had identified a need for a small hotel at this location. It was their view that such a development would be successful given the need to serve nearby attractions such as Westpoint and Crealy Adventure Park, the wider tourism market of East Devon and the business traveller market in Exeter. Their experience of operating similar developments and market research indicated that there would be a high level of occupancy which would not only support the hotel but also the pub.
- 1.5 To ensure a successful operation of the development, it is proposed that both the pub and newly built hotel will operate in conjunction with one another.
- 1.6 In light of this, this document provides an overarching statement that addresses the relevant design and access considerations in relation to the proposal. It includes the following sections:
 - Section 2 – describes the site and its surroundings;
 - Section 3 – describes the proposed development and explains the rationale behind it;
 - Section 4 – provides the policy context with a review of design and access orientated policy;
 - Section 5 – considers the key design principles; and
 - Section 6 – concludes the statement.

2. SITE DESCRIPTION

- 2.1 The site currently comprises the Cat & Fiddle Inn together with associated parking and garden/outside play area. The total site area extends to around 0.77ha.



- 2.2 The site is located to the north of the A3052 approximately 1.2 km east of the village of Clyst St Mary. Directly to the north and west of the site is a residential mobile home park, which is also known as the Cat & Fiddle. It comprises 155 units. The eastern boundary is formed by Valley Road, which provides access to the mobile home park. There are also a small cluster of residential properties to the south of the A3052 together with the Exeter City Football Club Training Grounds.



- 2.3 In the wider context, there is a significant level of development along A3052 including Hill Barton Business Park, Crealy Adventure Park and Westpoint Conference Centre. Given this, it is considered that the site has a semi-rural or urban feel rather than open countryside character.
- 2.4 The pub occupies a position immediately to the north of the pavement which extends along the frontage of the road. A considerable number of additions have been made to the rear of the original building including a restaurant area and skittle/games room. The building now spreads over an extensive area of the site.
- 2.5 The site is served by an access onto the A3052. There is a large open car park to the north and east of the building. To the west, there is an additional parking area beyond which lies the children's play area.

3. PROPOSED DEVELOPMENT

3.1 This section describes the development proposal.

Development Proposal

3.2 Full planning permission is sought for:

'The reconfiguration of the existing public house and construction of a new two storey 33 bed hotel together with associated infrastructure'.

3.3 The proposed development comprises two elements.

3.4 The first element of the scheme includes the refurbishment and reconfiguration of the existing public house to enable it to meet modern customer expectations in the 21st century. This will be achieved by reducing the existing size and footprint of the building, and reconfiguring its layout to enable the creation of a new carvery, an indoor children's play area and a larger restaurant dining area. The floorspace will therefore be reduced from 974 sq. m to 708 sq. m. The refurbished pub will have 240 restaurant covers.

3.5 The second part involves the construction of a new two storey hotel building, which would accommodate approximately 33 bedrooms arranged over two floors. It will be designed to be in keeping with the existing public house and surrounding residential properties. It will be of a scale and mass that will ensure the immediacy of the pub. The hotel is to be located on the western car park.

Design

3.6 The design and appearance of the hotel will be sympathetic to the application site and the existing pub. It will have high quality materials and finishes in line with similar developments undertaken by SAB elsewhere. This will result in a development proposal that uplifts the built environment in this area and complement the setting of the application site.

3.7 The hotel has been placed on the southerly boundary of the existing western car park and will front onto the A3052. This has been arranged to ensure that the hotel has a less impact on the surrounding neighbouring residential area.

3.8 The new hotel will make use of the existing topography within the car park. The application site has a natural gradient that falls from west to east. As a result, it is proposed that the hotel will be cut into the slope thereby reducing its height and mass to neighbouring properties resulting in a less visually dominant impact.

3.9 Furthermore, the refurbishment of the pub will ensure the removal of part of the extensive flat roofed area, alterations to the fabric of the building such as the introduction of pitched roofs and the remodelling of the interior of the building to meet modern customer requirements.

Operation

- 3.10 SAB would own and operate both the hotel and pub together with the intention that the public house will be a managed operation rather than tenanted so the brewery would maintain control of the whole site.

Means of Access and Car Parking

- 3.11 Access arrangements to the site will be via the A3052. It is proposed that this access is retained and will serve both elements of the development proposal.
- 3.12 Discussions were held and options were provided to Devon County Council (the Highways Authority) in terms of the access arrangements. These discussions confirmed that retaining the existing A3052 to serve the proposed development would be acceptable.
- 3.13 The development proposal will also provide for 154 car parking spaces. Of those, 5 will be allocated for disabled parking. 13 car parking spaces are proposed in close proximity to the new hotel with the remainder to the east of the pub.

Landscaping

- 3.14 As part of the landscaping scheme to support the wider development, it is proposed to fell the existing poplar trees along the northern and western boundary of the site that fall within the demise of the application site. This proposal is a result of feedback from local residents. These trees will be replaced by fencing and a native evergreen hedge at 1.8 metres in height along the entire western boundary and parts of the northern boundary. It is also proposed that the ground between the hotel and the site boundary will be grassed. With the hedges and grass, it is considered that this will soften and diffuse the boundaries between the hotel and existing mobile homes.
- 3.15 Furthermore, to the south east, it is proposed to retain existing hedges and place low shrub / groundcover planting along the boundaries whilst a number of existing trees are to be retained, and new planting to be introduced, within the car parking area. This will help provide a greener edge to the application site when coming from the east.
- 3.16 Finally, at the entrance to the site, the front boundary will encompass of a proposed mixed low hedge and herbaceous planting in order to aid visibility around the site access.

Drainage and Flooding

- 3.17 The new hotel will be constructed in the part of the site that is in Flood Zone 1.
- 3.18 To address surface water runoff from the site, a combination of underground attenuation storage will be provided under the eastern section of the car park together with permeable green car parking spaces. The accompanying Flood Risk Assessment concludes that the proposed new hotel will be safe from flooding for its design life and the overall development will reduce flood risk to the downstream catchment.

3.19 The opportunity will also be taken to re-open the sealed off entrance into the culvert under the A3052 to address the localised flooding experienced on site. This approach has been agreed in principle with the Environment Agency and Devon County Council.

4. PLANNING POLICY CONTEXT

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 The Development Plan, for the purpose of this planning application, is formed by the adopted East Devon Local Plan (January 2016). In terms of other material policy considerations, there is the National Planning Policy Framework (NPPF) (March 2012), which sets out the government's policies for ensuring that the planning system helps to achieve sustainable development.

East Devon Local Plan (January 2016)

- 4.3 The East Devon Local Plan was adopted in January 2016 and covers the period to 2031.
- 4.4 Strategy 38 (Sustainable Design and Construction) requires proposals for new development and for the refurbishment of, conversion or extension to, existing buildings to demonstrate how sustainable design and construction methods will be incorporated. Furthermore, the policy also requires all new development to be resilient to the impacts of climate change and for biodiversity improvements to be incorporated.
- 4.5 In terms of design and development management orientated policies, Policy D1 (Design and Local Distinctiveness) states that proposals will only be permitted where they respect the key characteristics and special qualities of the area in which the development is proposed. In line with this, proposals must ensure that the scale, massing, density, height, fenestration and materials of buildings relate well to their context.
- 4.6 There is also Policy D2 (Landscape Requirements), which specifies that all existing features are to be incorporated into landscaping proposals. Furthermore, Policy D3 emphasises that permission will only be granted where appropriate tree retention / planting is proposed.

National Planning Policy Framework (March 2012)

- 4.7 A proactive approach to delivering good design is advocated within the NPPF which states that good design is a key aspect of sustainable development and is indivisible from good planning. It is recognised that design should contribute positively to making places better for people (Paragraph 56).
- 4.8 Paragraph 58 advises that developments should, inter alia, function well and add to the overall quality of the area over their lifetime; establish a strong sense of place, respond to local character and history while not preventing or discouraging appropriate innovation.
- 4.9 Paragraph 66 emphasises that applicants will be expected to work closely with those affected by their proposals to evolve designs that take account of those views of the community. Additionally, proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.

Summary

- 4.10 In summary, the proposed development accords with the relevant development plan policy and NPPF as it will be of a high quality design standard, which will be in keeping with the existing public house, street scene and the character and appearance of the surrounding area.
- 4.11 As it will be demonstrated in the following section, the reconfiguration of the pub will be an improvement as it will see the removal of poor quality, flat roof extensions that will consolidate the pub and uplift the appearance of the building.
- 4.12 In terms of the new hotel, its scale, mass and height have been designed to reflect the site context and to sensitively address the neighbouring properties.
- 4.13 The accompanying SCI indicates that design of the scheme has evolved and been informed by discussions with the local community and Council that result in a development that makes a positive contribution to the site and its surroundings.

5. DESIGN AND ACCESS PRINCIPLES

- 5.1 A review has been undertaken to examine the key design and access considerations of the proposed development in line with local and national guidance.

Use

- 5.2 The current use of the Cat & Fiddle is Class A4 Use and this will remain the same as part of the development proposals.
- 5.3 The current area where the hotel is to be located is used as car parking to serve the pub. The proposed use of the newly constructed 33 bedroom hotel would be Class C1.
- 5.4 The proposed use at the premises is considered appropriate. It will build upon the existing use of the site and complement the tourist and business uses within proximity of the site by providing much needed accommodation. The new hotel and refurbished pub will be operated as one and will be inter-linked to ensure that there is a mutually beneficial relationship between the two components of the scheme.
- 5.5 The proposal will also create new employment and significant investment into the local economy thereby supporting and aiding economic prosperity.

Amount

- 5.6 The new construction of the hotel will comprise a total gross floor area of 1,203sqm. The hotel will accommodate 33 bedrooms for guests and visitors over two storeys.
- 5.7 Additionally, the proposal for the refurbishment of the pub will provide for approximately 240No. covers. The existing pub will be reduced to around 708 sq. m from 974 sq. m. The building will be adopted and fitted internally to provide high quality restaurant accommodation.

Layout

- 5.8 The hotel comprises a dedicated, fully manned reception desk and office, waiting area and small meeting room, which is located to the eastern wing of the hotel. There are 2 No. staircases within the hotel, one on the eastern and the other on the western side. It will accommodate 33No. En-suite bedrooms. The hotel will be operated by St Austell Brewery, who own and operate numerous similar hotels throughout their estate; all run to an extremely high standard.
- 5.9 With regards to the refurbishment of the pub, internally, the pub layout will be remodelled. However, many of the main elements will remain in situ such as the kitchens, cellar and the entrance at the western extent of the pub.
- 5.10 It is proposed to place the carvery adjacent to the kitchen, and in between, the bar areas. For the carvery, there will be queuing space to accommodate approximately 34 persons.

- 5.11 It is also proposed to place a children's play area to the northeast section of the pub. This will accommodate a gaming area, an air hockey table and a distraction zone. It will be located next to the family dining area.
- 5.12 To the eastern extent of the pub is a garden area with outdoor seating for those visitors wishing to eat and drink outside during the warm months of the year. There is also a play safety surface zone for children to play outside during these visits.
- 5.13 It is considered that the proposals will provide an attractive, welcoming and inviting atmosphere, both internally and externally for visitors and local residents.

Scale

- 5.14 The new hotel will make effective use of the existing topography within the car park, where there exists a natural gradient that falls easterly within the application site boundary. As a result, it is proposed that the development utilises the slope and will be built hotel into the ground of the natural gradient. This minimises the impact and scale of the development proposals visually within the local area.
- 5.15 On this basis, the height of the building – to neighbouring properties – will be skin to a 1.5 storey property, which will be further diffused by the location of the building to the southerly extent of this part of the site and introduction of pitched and hipped roofs that punctuate the mass of the building.
- 5.16 The public house will remain of a similar scale to the existing, although there is some part demolition which reduces its scale to the rear.

Appearance

- 5.17 The proposal will provide a high quality hotel that will improve the appearance of the surrounding area and enhance the street scene. The exterior of the hotel will comprise a mix of high-quality materials, which will help link the building to the Cat and Fiddle. It will be designed to be in keeping with the existing public house and surrounding residential properties.
- 5.18 In relation to the pub, it is proposed to largely retain the existing footprint of the pub, however with some remodelling. The existing function room element will be demolished, plus the existing, rather ugly flat roofs will be softened by adding tiled mono-pitch roofs interspersed with larger pitched gable roofs forming the new public entrances. These gables can then contain traditional lighting and signage to designate the entrances. The existing flat roof will be fully replaced with a high performance single ply membrane and it is proposed to refurbish or replace the existing windows throughout the property as required.
- 5.19 The whole exterior of the pub will be fully redecorated and have new signage and lighting. With, the existing décor, fixtures and fittings will be completely refurbished to an extremely high standard, commensurate with the SAB Company managed house estate.

- 5.20 The proposed offer to the public will be both family and adult-friendly and will include an every-day carvery offer along with a core menu plus associated beverages.
- 5.21 Therefore, the sympathetic scale, design and character, along with the mix of materials of the development scheme will provide a coherent and high quality development in appearance that responds well to the surrounding area and responds effectively to the site context.

Landscaping

- 5.22 As part of the landscaping scheme to support the wider development it is proposed to fell the existing poplar trees along the northern and western boundary of the site that fall within the demise of the application site. This proposal is a result of feedback from local residents. These trees will be replaced by fencing and a native evergreen hedge at 1.8 metres in height along the entire western boundary and parts of the northern boundary. It is also proposed that the ground between the hotel and the site boundary will be grassed. With hedges and grass, it is considered that this will soften and diffuse the boundaries between the hotel and existing mobile homes.
- 5.23 Furthermore, to the south east, it is proposed to retain existing hedges and place low shrub / groundcover planting along the boundaries whilst a number of existing trees are to be retained, and new planting to be introduced, within the car parking area. This will help provide a greener edge to the application site when coming from the east.
- 5.24 Finally, at the entrance to the site, the front boundary will encompass of a proposed mixed low hedge and herbaceous planting in order to aid visibility around the site access

Access

- 5.25 Access arrangements to the site will be via the A3052. It is proposed that this access is retained and will serve both elements of the development proposal.
- 5.26 Discussions were held and options were provided to Devon County Council (the Highways Authority) in terms of the access arrangements. These discussions confirmed that retaining the existing A3052 to serve the proposed development would be acceptable.
- 5.27 The development proposal will also provide for 154 car parking spaces. Of those, 5 will be allocated for disabled parking. 13 car parking spaces are proposed in close proximity to the new hotel with the remainder to the east of the pub.

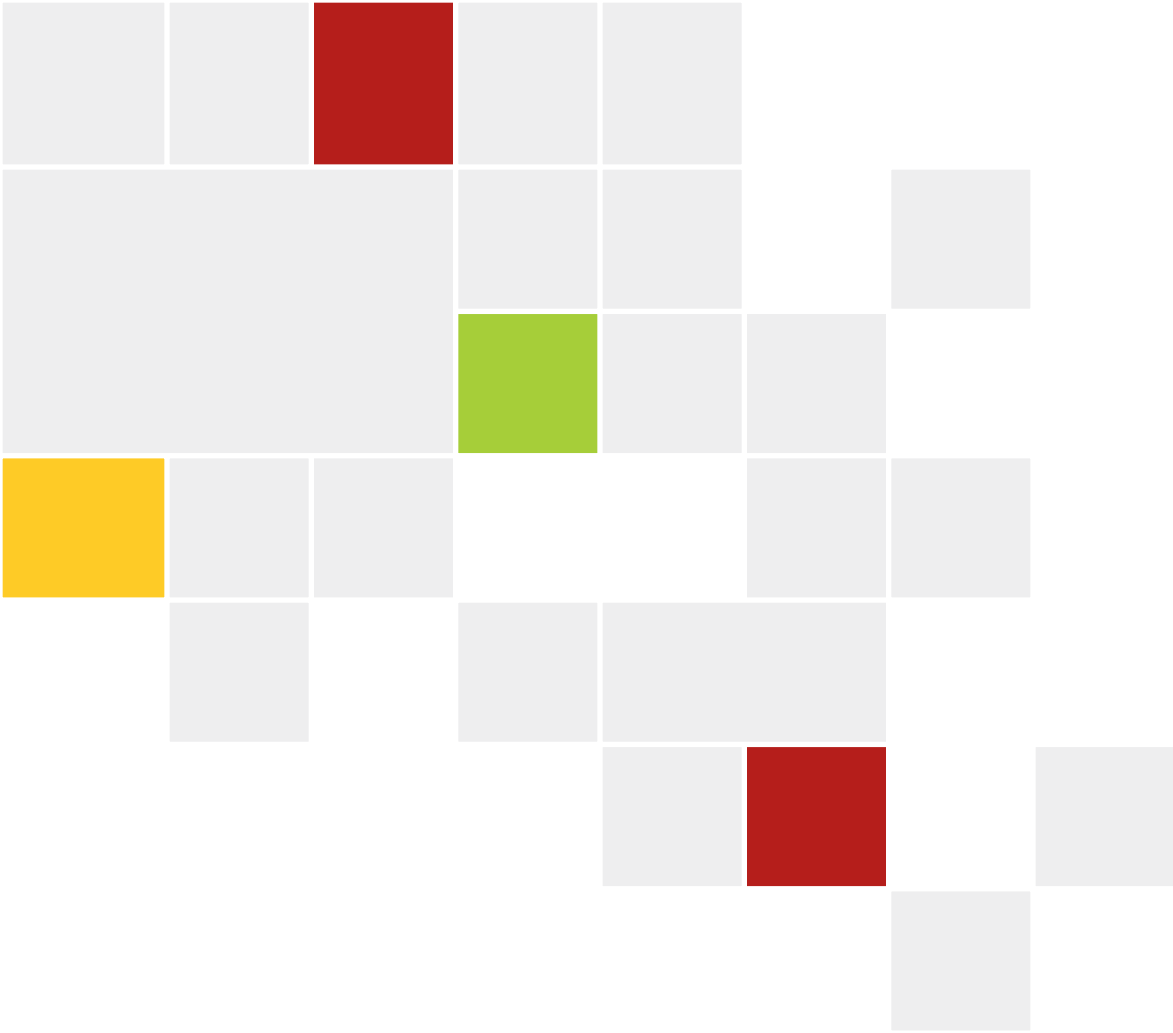
Summary

- 5.28 It is considered that this DAS conveys the relevant design and access related matters of the proposed development and that the proposal will result in an improvement in terms of the property's aesthetic quality and visual appearance. Furthermore, it will improve the property's relationship with, and respect the distinctive character and appearance of the surrounding area, whilst adding to the economic prosperity to the area.

5.29 On the basis set out above, it is therefore considered that the design principles adopted by the proposed development are in compliance with relevant, identified local planning policy contained within the adopted East Devon Local Plan (January 2016). The proposal is also considered to be compliant with the NPPF through the delivery of good design.

6. CONCLUSION

- 6.1 The development for the purpose of this statement is the reconfiguration of the existing public house and construction of a new two storey 33 bed hotel together with associated infrastructure at the Cat & Fiddle Inn, Clyst St Mary. It is submitted on behalf of St Austell Brewery Limited.
- 6.2 It is considered that the development is acceptable in design terms when assessed against relevant local planning policy and national guidance. The statement sufficiently conveys the key design principles – in terms of use, amount, layout, scale, landscaping, appearance and access – that have informed the development proposal.
- 6.3 The proposal does not involve any alterations to the access of the site.
- 6.4 It has also been demonstrated that the proposal will be delivered in accordance with relevant development plan policy and national planning guidance, through the use of making efficient use of brownfield land, the provision of a high quality design and the provision of development that meets the needs of the local economy.



Boyer

Third Floor, Park House, Greyfriars Road, Cardiff, CF10 3AF | 02920 736747
cardiff@boyerplanning.co.uk | boyerplanning.co.uk