

## **Design and Access Statement**



for

New awnings (retrospective) and replacement of courtyard door and windows

at

The Crown Inn  
31 High Street  
Woodstock  
Oxfordshire  
OX20 1TE

# Design and Access Statement

for

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## Summary

The Crown Inn, Woodstock wishes to carry out minor works to fix 3no. awnings to its High Street elevation and replace a window and double doors to the courtyard with bifold doors. The proposed works improve the services offered by The Crown Inn, with covered outdoor seating and larger doors to the courtyard from the Conservatory.

This Design and Access Statement has been prepared to support the application for listed building consent to carry out the works. This document demonstrates how the need for good design has been taken into account and justifies why the work preserves the listed building and its appearance.

## 1. Introduction

The Crown Inn, Woodstock wishes to carry out works to fix 3no. awnings to the High Street elevation and replace a window and double doors to the courtyard with bifold doors. The building is Grade II listed. This Design and Access Statement has been prepared to support the application for listed building consent to carry out the works, which comprise the following:

- a) fixing of 3no. awnings to the High Street elevation (South Elevation)
- b) replacement of windows and double doors to courtyard with bifold doors.



[Figure 1.01] Aerial Photograph (Reference Google Maps).

## The Awnings



## Existing double doors and windows



## 2. Brief History

### 2.1 Brief History

The Crown Inn is part of the group of principal medieval inns that developed in Woodstock, alongside the George and the Bull inns. The Crown was prominent in the 15th century and is located on 9-11 Market Place. The current building of the inn was remodelled in the mid-19th century with the re-fronting of a 17th and 18th century building.

In coursed limestone rubble, with gabled Welsh slate roof and brick end stacks, the inn has a 2-unit plan extended by two wings to the rear (west).

The High Street elevation is two-storeys with parapet wall and a gable and red brick chimney to the east, course rouble limestone walls and ashlar limestone dressings and painted timber sash windows.

The conservatory is modern and was erected in the late 1990s, built circa in coursed limestone rubble, with a pitched lead roof and painted timber casement windows and French double doors.

### 2.2 Existing photos



Fig. 2.1 View of awnings fixed to High St elevation.



Fig.2.2 View of awnings fixed to High St elevation.



Fig. 2.3 View of awnings fixed to High St elevation.



Fig.2.4 View of awnings fixed to High St elevation.



Fig.2.5 View of coarsed rubble limestone wall and timber painted windows to Courtyard.



Fig. 2.6 View of coarsed rubble limestone wall and timber painted windows to Courtyard.

### 3. Design

This section of the Design and Access Statement explains the design principles and concepts that have been applied to the proposed works and how the local context has influenced the design.

The proposed work areas are addressed specifically below:

#### High Street Elevation

The awnings were instated due to the need for more outdoor space during the pandemic when many businesses in the hospitality industry were struggling due to the restrictions put in place by the government. Although those restrictions are no longer in place, the popularity of the seating areas to the front of the building, framed by the awnings, speaks for itself.

The Business and Planning Act 2020 was passed to promote economic recovery and growth in response to the impact of the Covid-19 pandemic. This new process introduces a streamlined and cheaper route for businesses such as cafes, restaurants and bars to get a licence to place furniture on the pavement. Although a licence isn't required in this case, the concept of creating more outdoor seating is being promoted by the council, therefore the seating outside the Crown Inn, is in line with this.

The Crown Inn is a Grade II listed building in the Woodstock Conservation Area, this context is very important. There are several other establishments in Woodstock that also have awnings including, Flowers Estate Agents, Martha's Attic, Devernois, Antiques of Woodstock and Dantzig Art + Home. Therefore, the precedent for awnings along the street is already there, which means that the awnings at the Crown Inn don't look unusual or out of place in this locality.

Policy E6: Town Centres states that 'Town centres will be supported as the focus for shopping, leisure, community facilities and services. The council will work with local businesses, residents, parish and town councils to ensure, town, village and neighbourhood centres remain vibrant, accessible and meet local needs.'

With Policy E6 in mind, the Crown Inn is visible on the approach into Woodstock along the Oxford Road and the immediately visible café culture, created by seating areas framed by the awnings, is particularly attractive in this setting. Although they are simple structures, the awnings add to the sense of place, encouraging people to stay a while, therefore these simple additions generate vibrancy in the streetscape. Café culture helps to stimulate public social life and brings with it several benefits. The seating areas, protected by the awnings, create a place of interaction and meeting new people, they help to increase the natural surveillance of the street, and given that this is for use in the daytime the seating will attract a more diverse age-group of people, which increases the accessibility of The Crown Inn.

Also stated in Policy E6 'Improvements to the public realm will be sought through high design standards' the style of the awnings chosen is elegant and light weight, the colour has also faded



in the sunshine meaning they tone with the shade of the building's stonework. The awnings have been carefully chosen to minimise their interference with the existing features of the building and they have been located above the existing windows on the elevation, so they don't affect the language of the building or interrupt the existing fenestrations.

### **Conservatory door and windows**

The design of the bi-fold doors is to match the existing windows that will be retained, this minimises the visual impact of the proposed works. The bi-fold doors will improve the quality of the inside-outside space by connecting the existing internal dining area with the outside seating area more effectively. The doors will also improve the accessibility of the outdoor seating space by enabling those who need to stay indoors to have a better connection with the outdoor space and with more room for a ramp to navigate the step between the two spaces than there currently is.

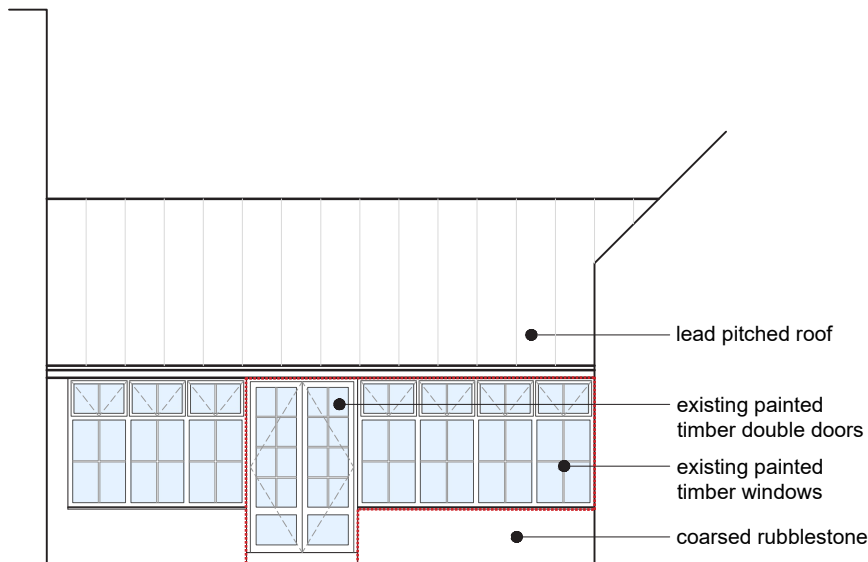
## 4. Schedule of works



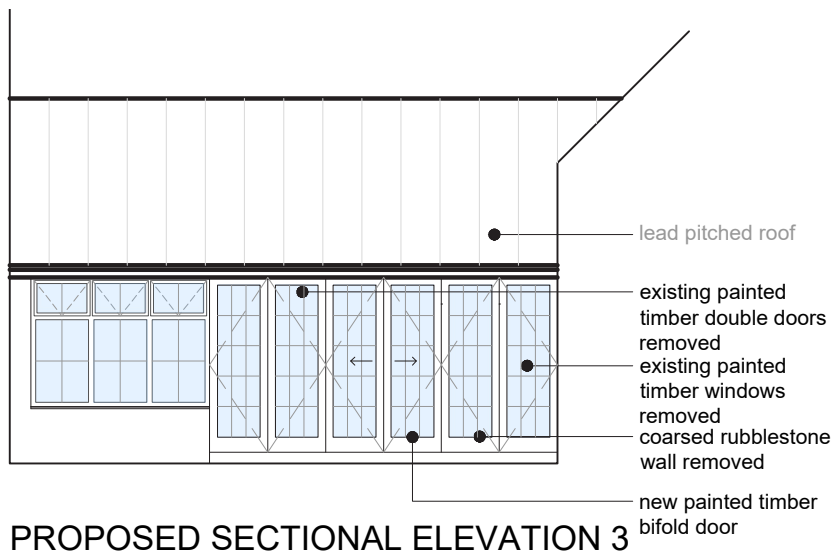
Fig.4.1 Proposed elevation with the awnings to the High Street elevation (not to scale).

### 4.1 New awnings to the High Street Elevation

- Fix 3no. awnings to the external stonework



EXISTING SECTIONAL ELEVATION 3



PROPOSED SECTIONAL ELEVATION 3

## 4.2 New doors to Conservatory/Courtyard

- Remove existing doors and windows indicated within the red dashed line above
- Make good where necessary
- Install new bifold doors as per proposed drawing P.1599\_085\_Proposed Elevations

## 5. Conclusions

The awnings are a light touch, attractive addition to the front of the building. With regards to preserving the listing building, the awnings could be easily removed in the future if the use of the building or the space were to change. Therefore, while the intervention is very small, the benefits gained for the reasons explained in this statement, are much larger. To the same effect, the introduction of the bifold doors is a minimal change to the building but provides plenty of benefits by improving the link between the internal seating spaces and the external courtyard.