

FORMER ANCHOR INN GUNTHORPE

DESIGN & ACCESS STATEMENT

Project No	1000 - 105
Project Name	FORMER ANCHOR INN, GUNTHORPE
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Title	DESIGN & ACCESS STATEMENT
Revision	-

00 INTRODUCTION & CONTENTS

00 INTRODUCTION

The following report has been compiled by **Blenheim Architecture** to document the design development for a new office and retail development off **Main Street**, Gunthorpe.

Blenheim Architecture would like to seek permission for 2 new units containing office and retail space to replace the existing pub as well as the redevelopment of a further 2 units on site for retail and hospitality.

The following report should be read in conjunction with the following drawings and information issued at the time of submission:

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 GUN-BAR-PL-002 - EXISTING GROUND FLOOR PLAN
 GUN-BAR-PL-003 - EXISTING FIRST FLOOR PLAN
 GUN-BAR-PL-004 - EXISTING ELEVATIONS
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01 EXISTING SITE & CONTEXT

01 EXISTING SITE & CONTEXT

01.1 SITE LOCATION



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01 EXISTING SITE & CONTEXT

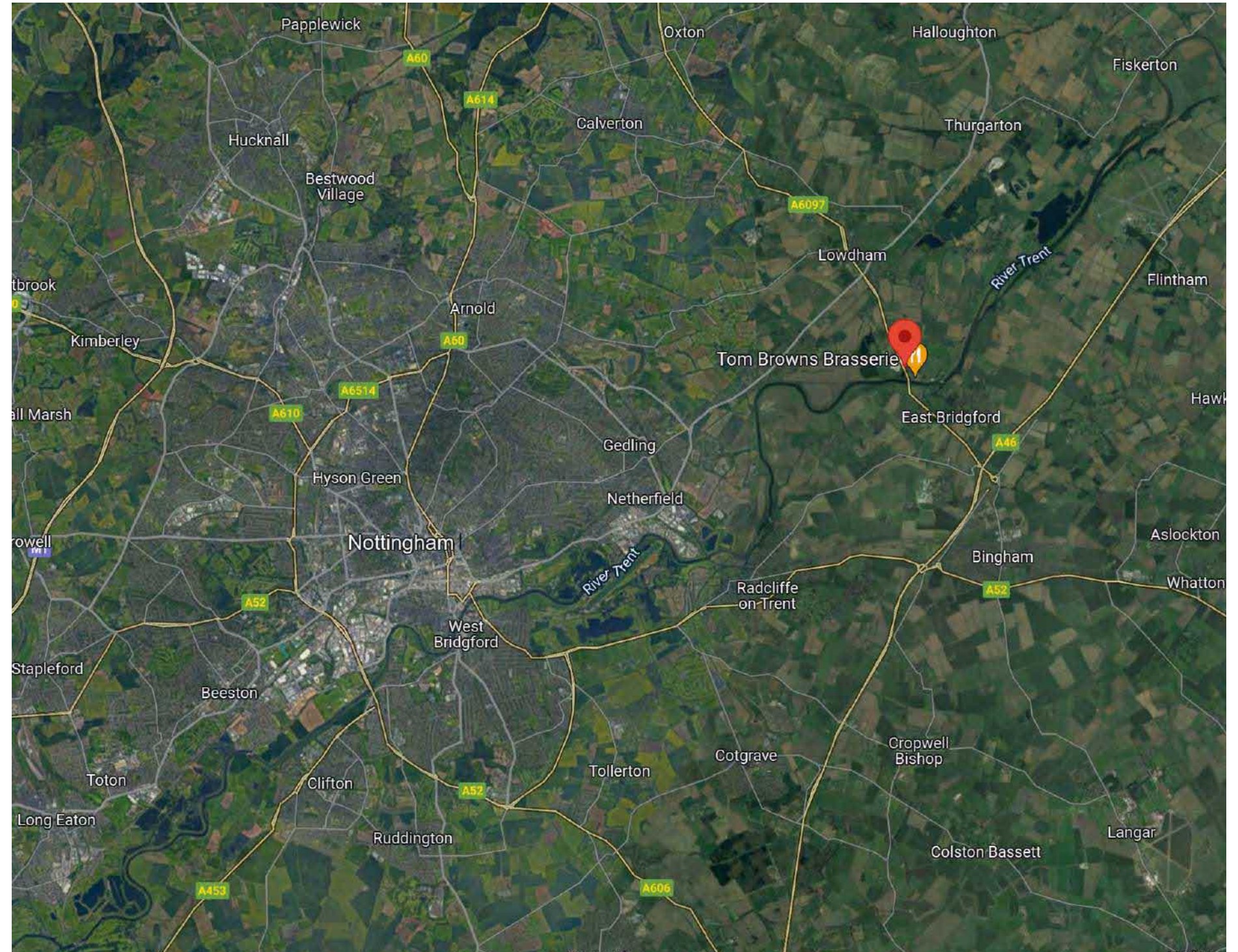
01.2 WIDER CONTEXT & SURROUND CHARACTERISTICS

The site is located on Main Street in the village of Gunthorpe, Nottinghamshire and is approximately 11 km North-East of Nottingham. Gunthorpe lies on the left bank of the River Trent.

The development site is the former Mediterraneo pub and restaurant with its additional function rooms, out buildings and car park.

The site is partly shielded from Main Street by the existing pub building which is currently empty. The site is surrounded by agricultural land to the east, a brasserie to the south and residential buildings to the north and west.

The Street scene on Main Street is made up of mainly traditional residential buildings with pitched roofs.



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01 EXISTING SITE & CONTEXT

01.3 SITE BOUNDARY



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01 EXISTING SITE & CONTEXT

01.4 PHOTOGRAPHIC STUDY



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01 EXISTING SITE & CONTEXT

01.4 PHOTOGRAPHIC STUDY



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01 EXISTING SITE & CONTEXT

01.4 PHOTOGRAPHIC STUDY



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01 EXISTING SITE & CONTEXT

01.4 PHOTOGRAPHIC STUDY



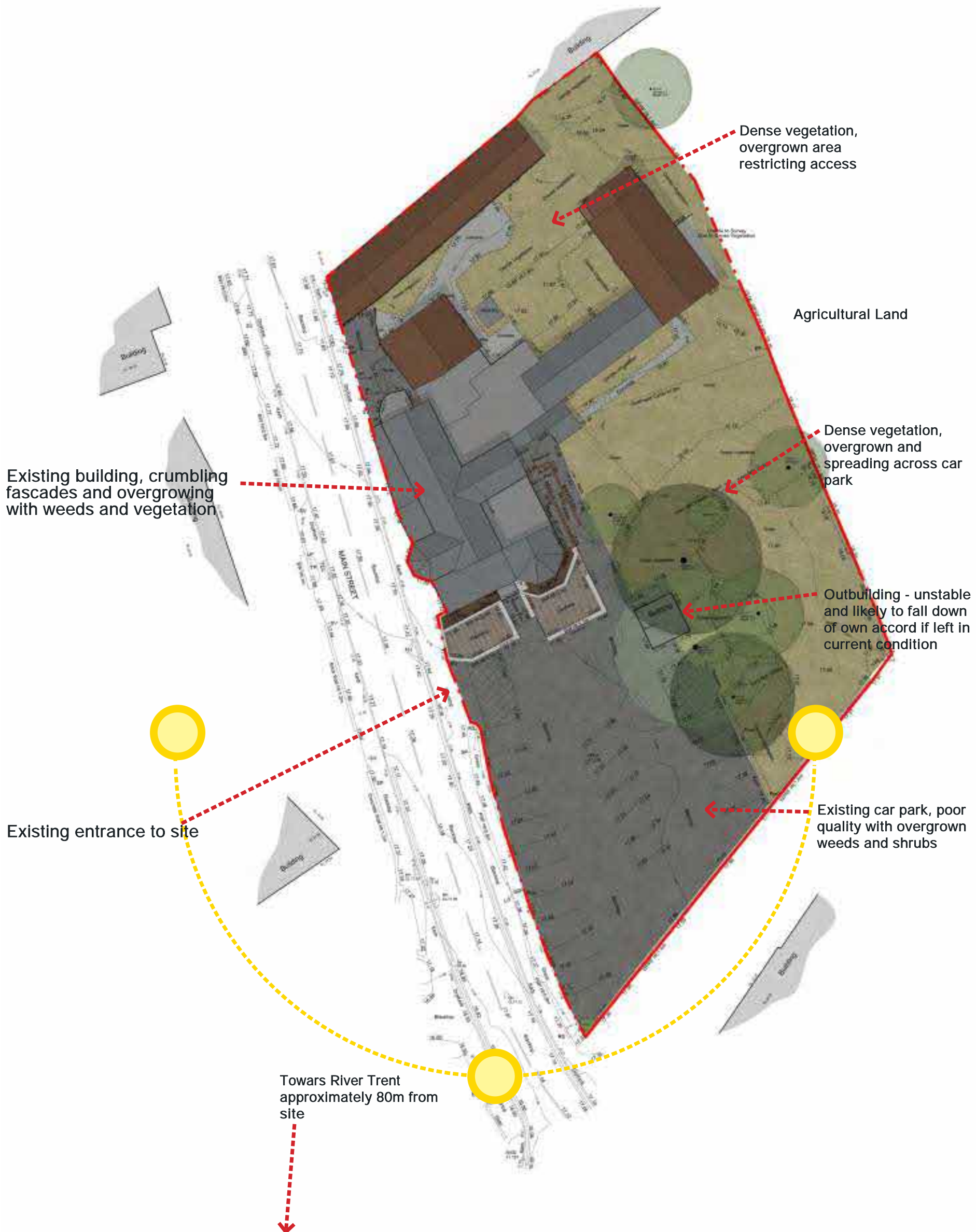
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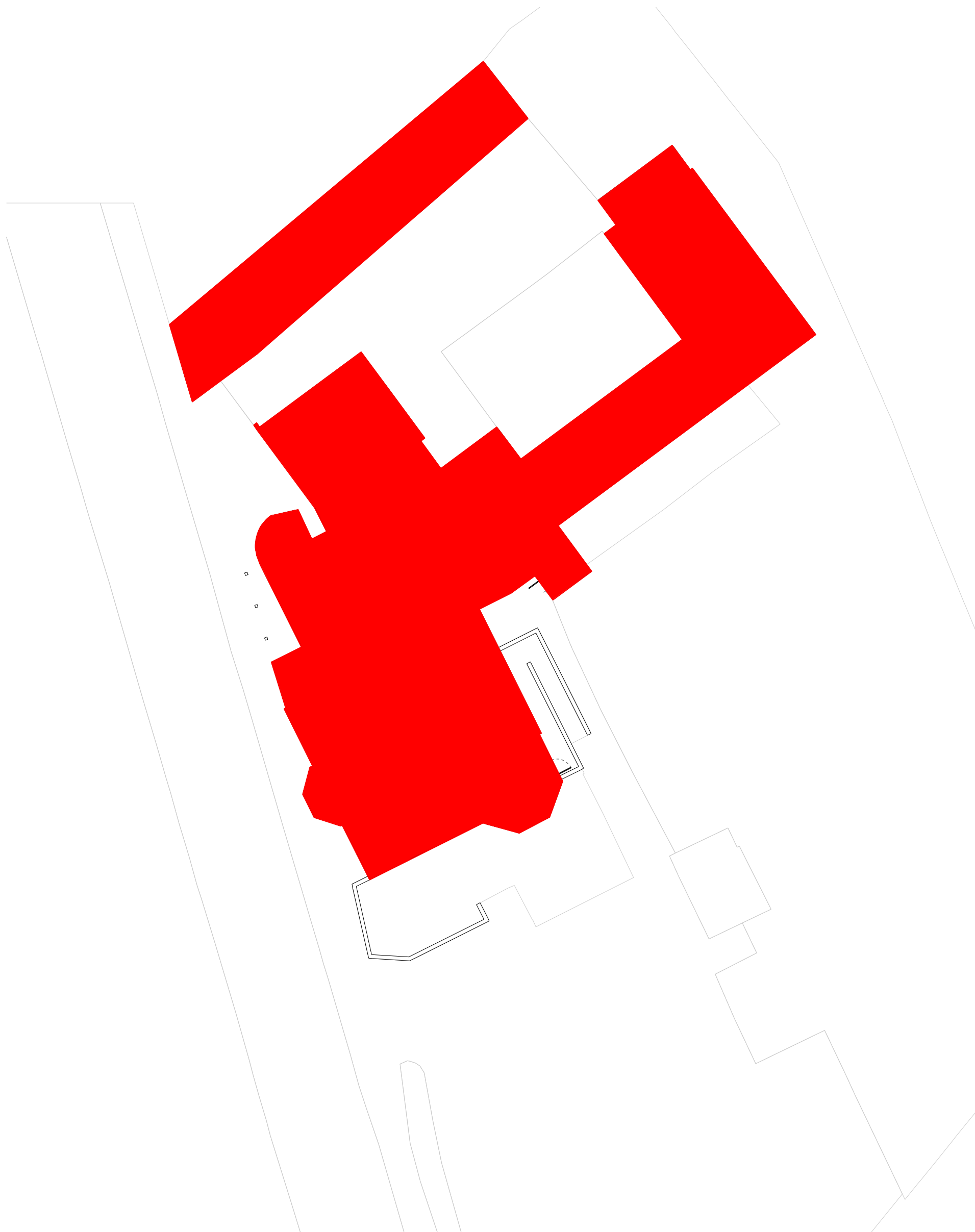
01 EXISTING SITE & CONTEXT

01.5 SITE ANALYSIS



01 EXISTING SITE & CONTEXT

01.5.1 EXISTING BUILDING FOOTPRINT



Existing Site Plan
Existing Building Area - 606m²

THRIVE OFFICE, GUNTHORPE

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01 EXISTING SITE & CONTEXT
01.5.2 EXISTING BUILDING - 3D MASSING VIEW



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01 EXISTING SITE & CONTEXT

01.5.4 EXISTING SITE LINES



Looking north towards site from Main Street



Looking east towards site car park from Main Street



Looking south towards site from Main Street



Looking north towards site from entrance to nearby Brasseri



Looking north towards site from nearby car park

01 EXISTING SITE & CONTEXT

01.6 EXISTING BUILDINGS ON SITE - PROPOSED UNIT 03

As per the proposed site plan on page 22, floor plans and elevations pages 37-38. Unit 03 is proposed as a cafe with a modern glass extension replacing the existing timber clad extension. The glass extension replicates the gabled form of the existing brick building and the timber extension. The proposed roof lights follow the original symmetrical design ethos of the building.

This building is likely to be considered a heritage asset. All existing window and door openings will be kept or infilled using timber panels to show the previous opening. All brickwork will be restored and original lintels kept.



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01 EXISTING SITE & CONTEXT

01.7 EXISTING BUILDINGS ON SITE - PROPOSED UNIT 04

As per the proposed site plan on page 22, floor plans and elevations pages 39-40. Unit 04 is proposed as a farm shop with the existing footprint of the building maintained.

The plans show the building stripped back to its original brickwork with openings to suit the proposed usage of the building. The main street facing facade is maintained with little change to its current design. The building also houses the village's only royal mail post box.

The proposed unit 04 also acts as the garden/boundary wall to the property to the north of the site.



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02 PROPOSALS

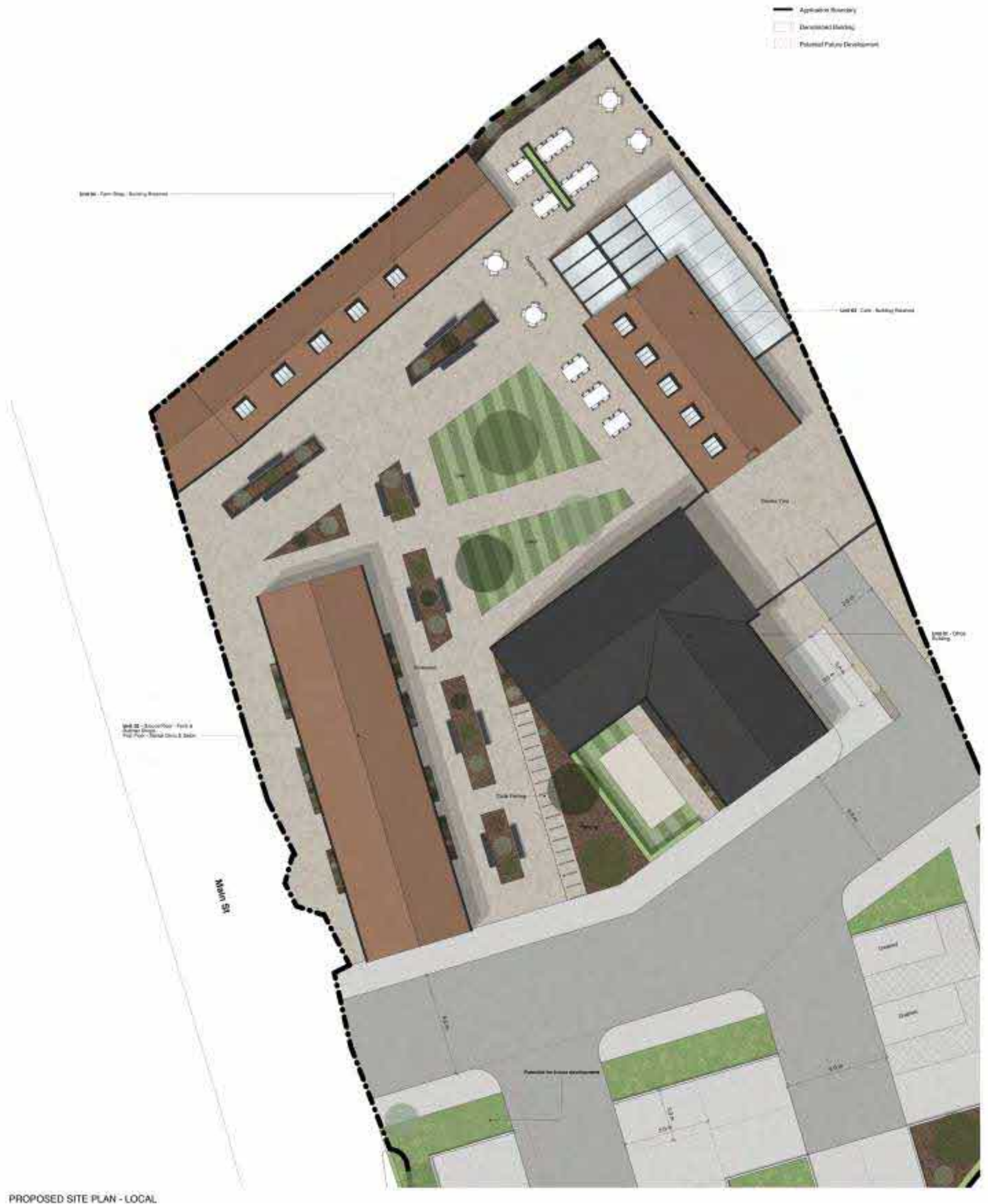
02 PROPOSALS

02.1 PROPOSED OVERALL SITE PLAN



02 PROPOSALS

02.2 PROPOSED OVERALL SITE PLAN (LOCAL)



PROPOSED SITE PLAN - LOCAL

02 PROPOSALS

02.3 PROPOSED GROUND FLOOR PLANS



PROPOSED GROUND FLOOR PLANS

02 PROPOSALS

02.4 PROPOSED FIRST FLOOR PLANS



PROPOSED FIRST FLOOR PLANS

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02 PROPOSALS
02.5 PROPOSED SITE
VISUALS



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VISUALS
AND SITE VISUALS



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02 PROPOSALS
02.5.2 PROPOSED SITE VISUALS



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02 PROPOSALS

02.5.3 PROPOSED SITE VISUALS



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02 PROPOSALS

02.5.4 PROPOSED SITE VISUALS



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02 PROPOSALS

02.5.5 PROPOSED SITE VISUALS



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02 PROPOSALS

02.5.6 PROPOSED & EXISTING SITE SECTION



Existing Site Section

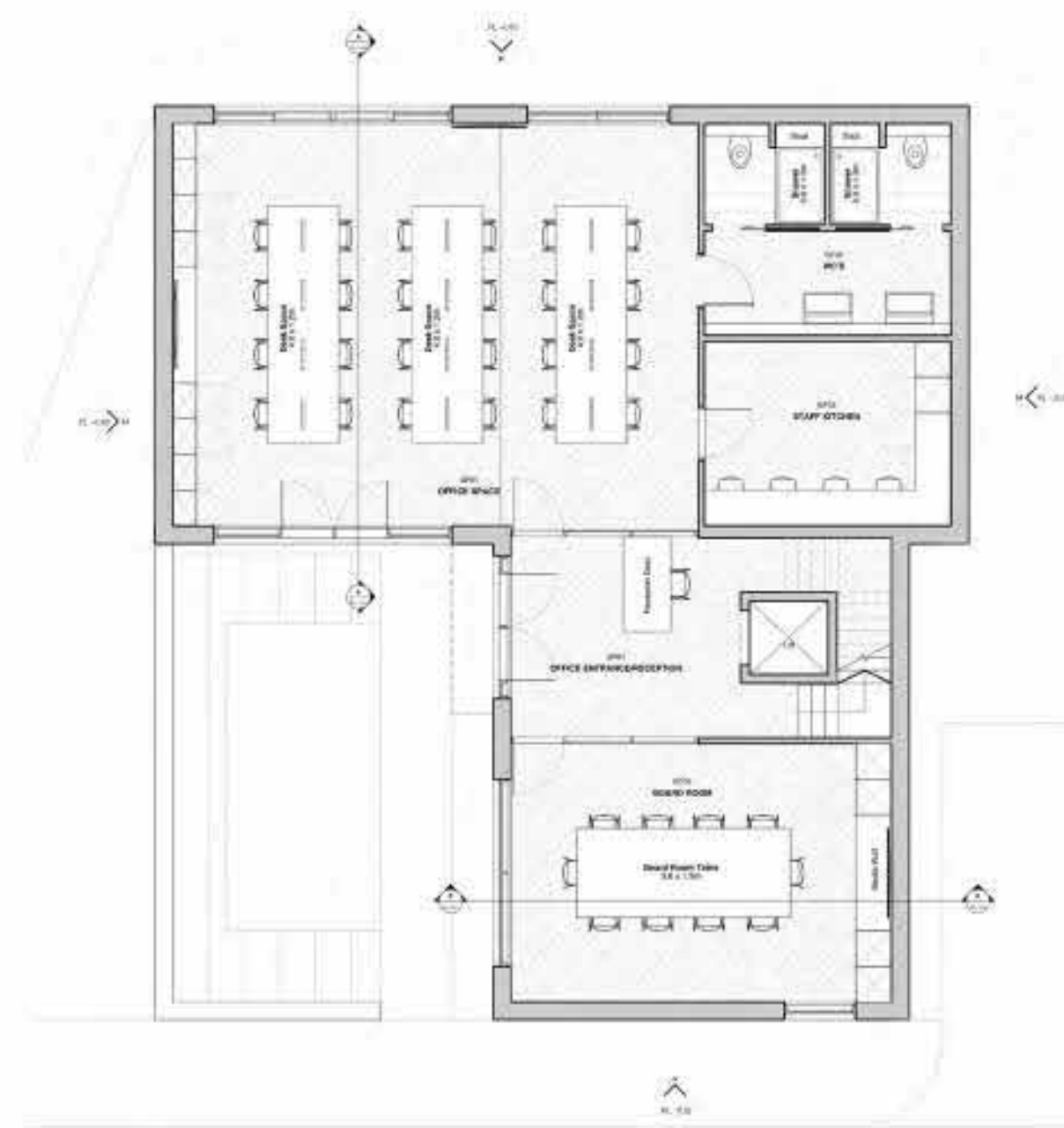


Proposed Site Section

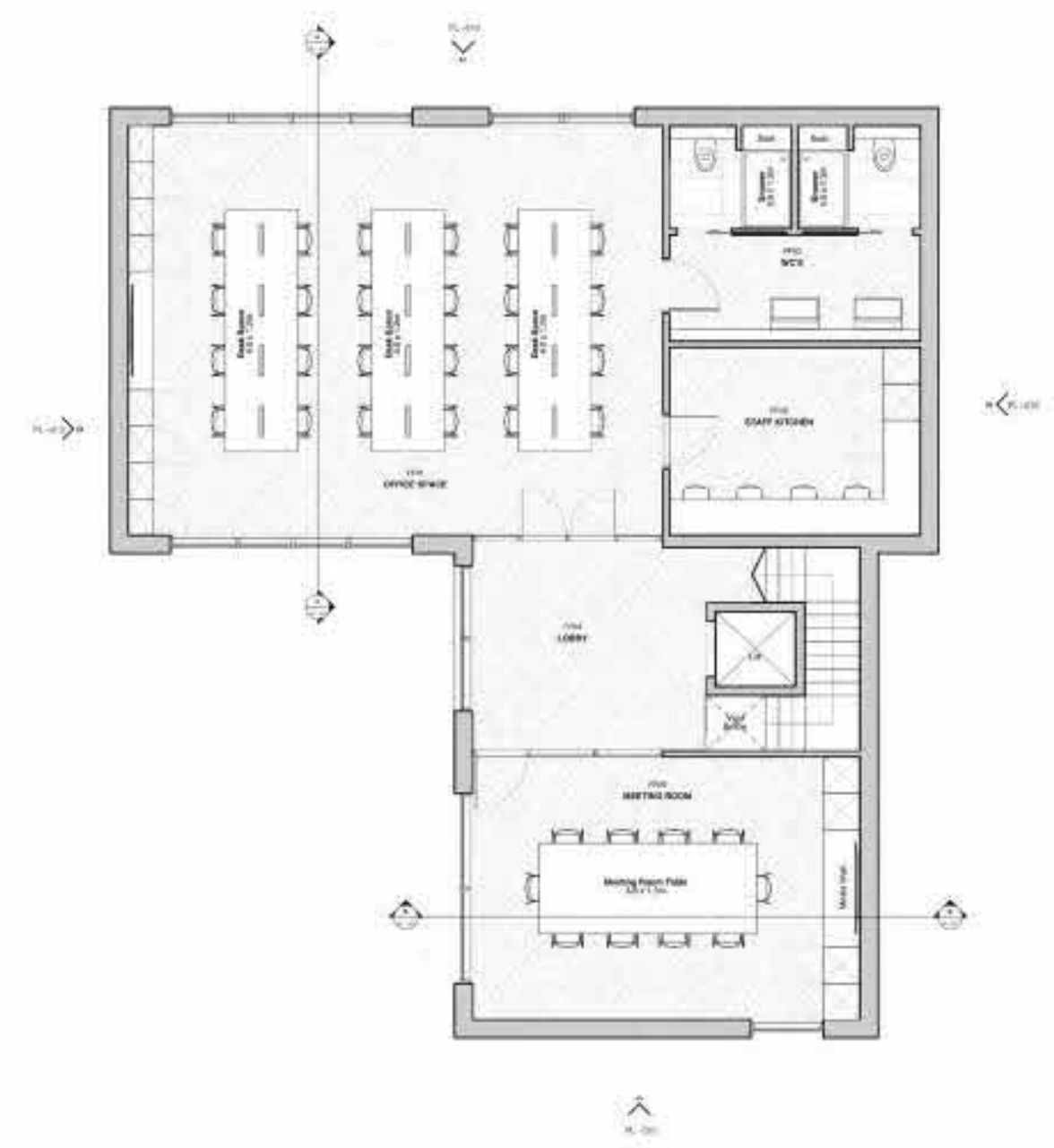
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02 PROPOSALS

02.6 PROPOSED UNIT 01 - FLOOR PLANS



UNIT 01 - PROPOSED GROUND FLOOR PLAN



UNIT 01 - PROPOSED FIRST FLOOR PLAN

02 PROPOSALS

02.6.1 PROPOSED UNIT 01 - ELEVATIONS



A - UNIT 01 FRONT ELEVATION



B - UNIT 01 SIDE ELEVATION 01



- Material Key
- 1. Slack Timber Cladding
 - 2. Brick
 - 3. Zinc Roof
 - 4. High Quality Aluminium Doors & Windows



02 PROPOSALS

02.6.2 PROPOSED UNIT 01 - SECTIONS



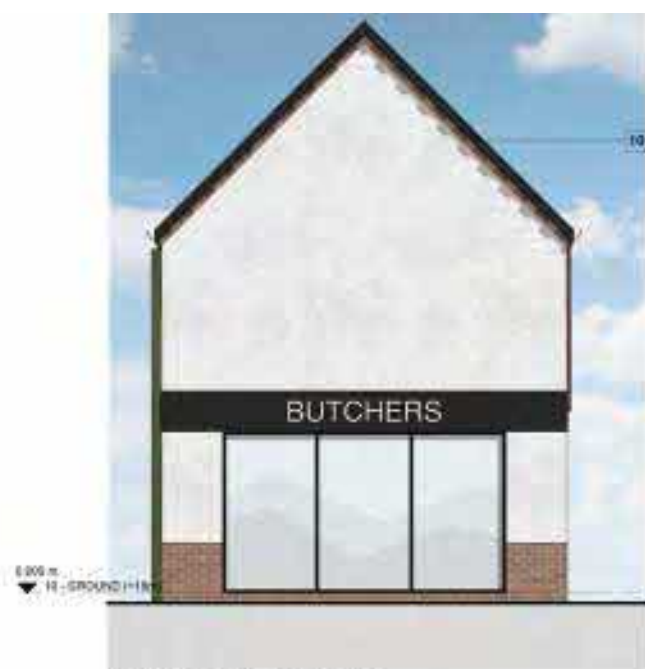
02 PROPOSALS

02.7 PROPOSED UNIT 02 - FLOOR PLANS & SECTION



02 PROPOSALS

02.7.1 PROPOSED UNIT 02 - ELEVATIONS



E - UNIT 02 FRONT ELEVATION



F - UNIT 02 SIDE ELEVATION 01



G - UNIT 02 REAR ELEVATION

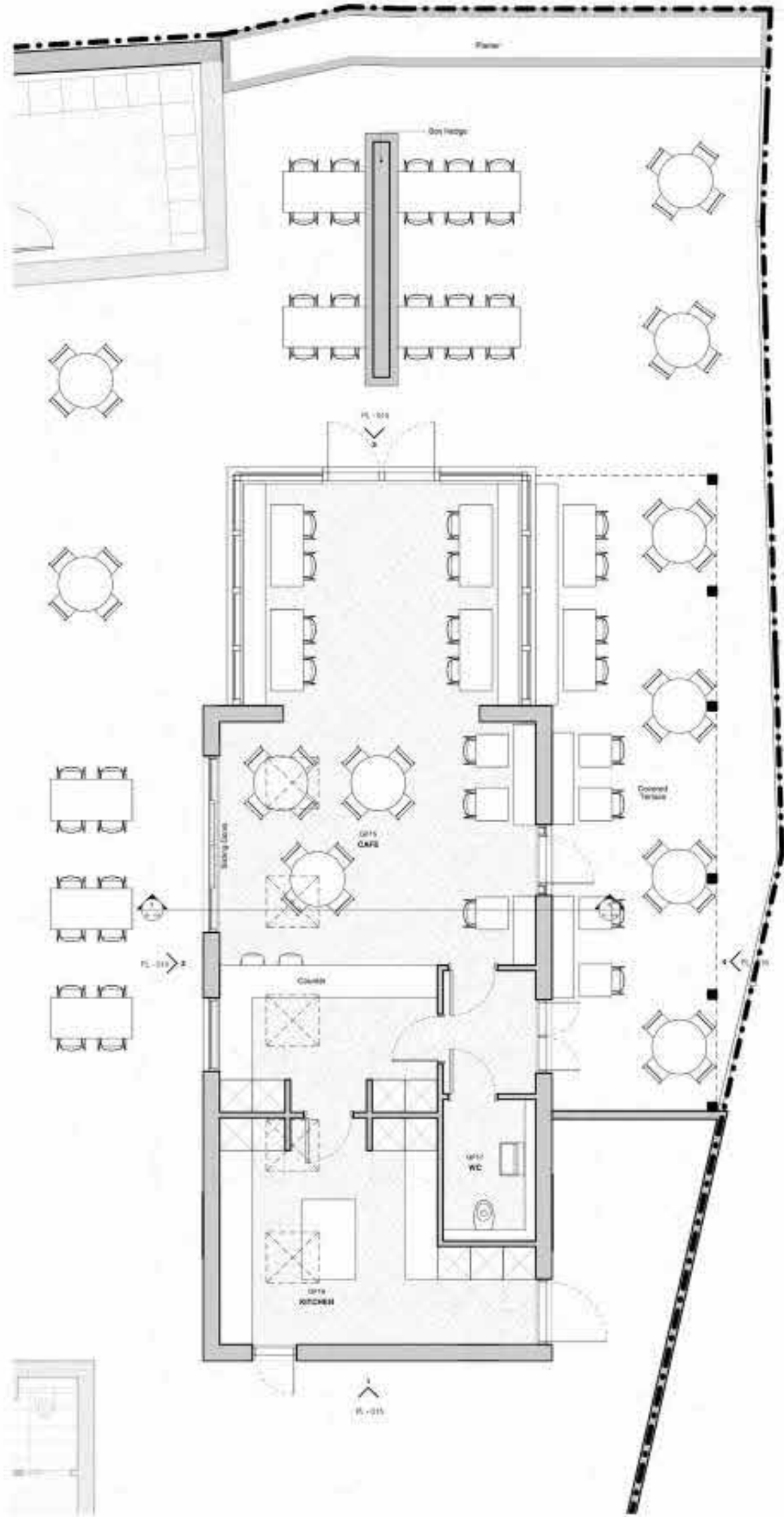


H - UNIT 02 SIDE ELEVATION 02

- Material Key
- 1. Render
 - 2. Brick
 - 3. Clay Tile Roof
 - 4. High Quality Aluminium Doors & Windows
 - 5. Green Wall
 - 6. Brick Dentil Course
 - 7. Timber Linse
 - 8. Stone Linse
 - 9. Band of Signage
 - 10. Opaque Glazing
 - 11. Stone Dentil Course

02 PROPOSALS

02.8 PROPOSED UNIT 03 - FLOOR PLAN



UNIT 03 - PROPOSED GROUND FLOOR PLAN

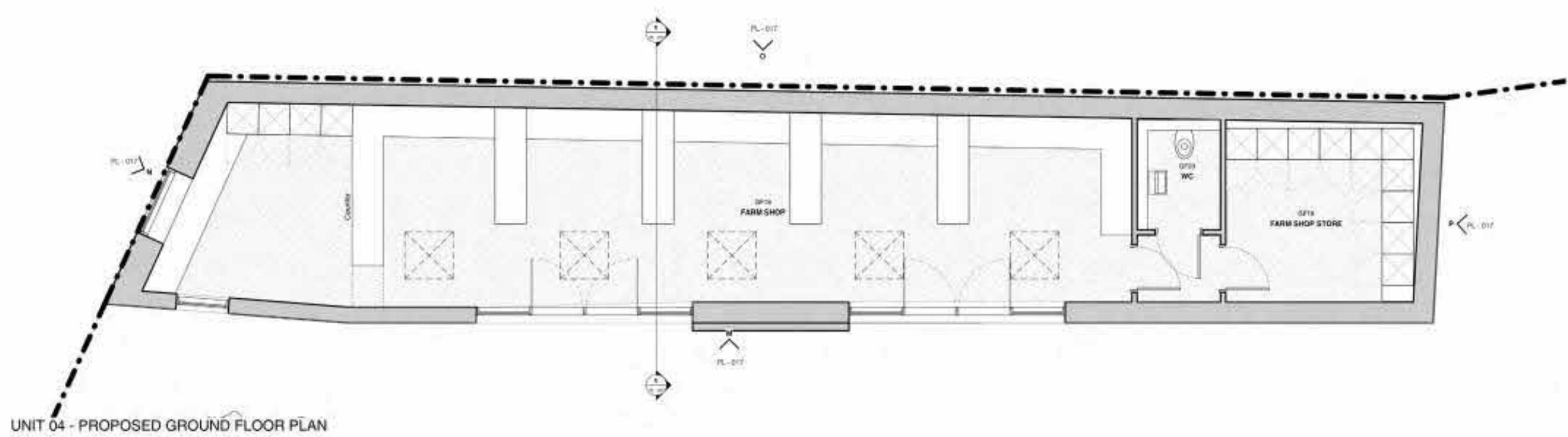
02 PROPOSALS

02.8.1 PROPOSED UNIT 03 - ELEVATIONS & SECTION



02 PROPOSALS

02.9 PROPOSED UNIT 04 - FLOOR PLAN



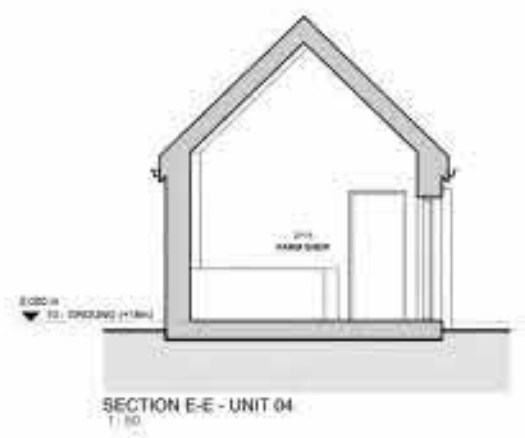
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02 PROPOSALS

02.9.1 PROPOSED UNIT 04 - ELEVATIONS & SECTION



- Material Key**
- 1. Brick
 - 2. Green Wall
 - 3. Existing Roof
 - 4. High Quality Aluminium Doors & Windows
 - 5. Conservation Roof Lights
 - 6. Render
 - 7. Timber infill panels

03 PRECEDENTS

03 PRECEDENTS

03.1 BUILDING PRECEDENTS



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03 PRECEDENTS

03.1 BUILDING PRECEDENTS



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PLANNING

INTERIORS

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