

LAND ADJOINING THE ROSE AND CROWN PH, BENINGTON ROAD, ASTON, HERTFORDSHIRE, SG2 7DX
[Design & Access Statement_October 2022](#)





Figure 1.

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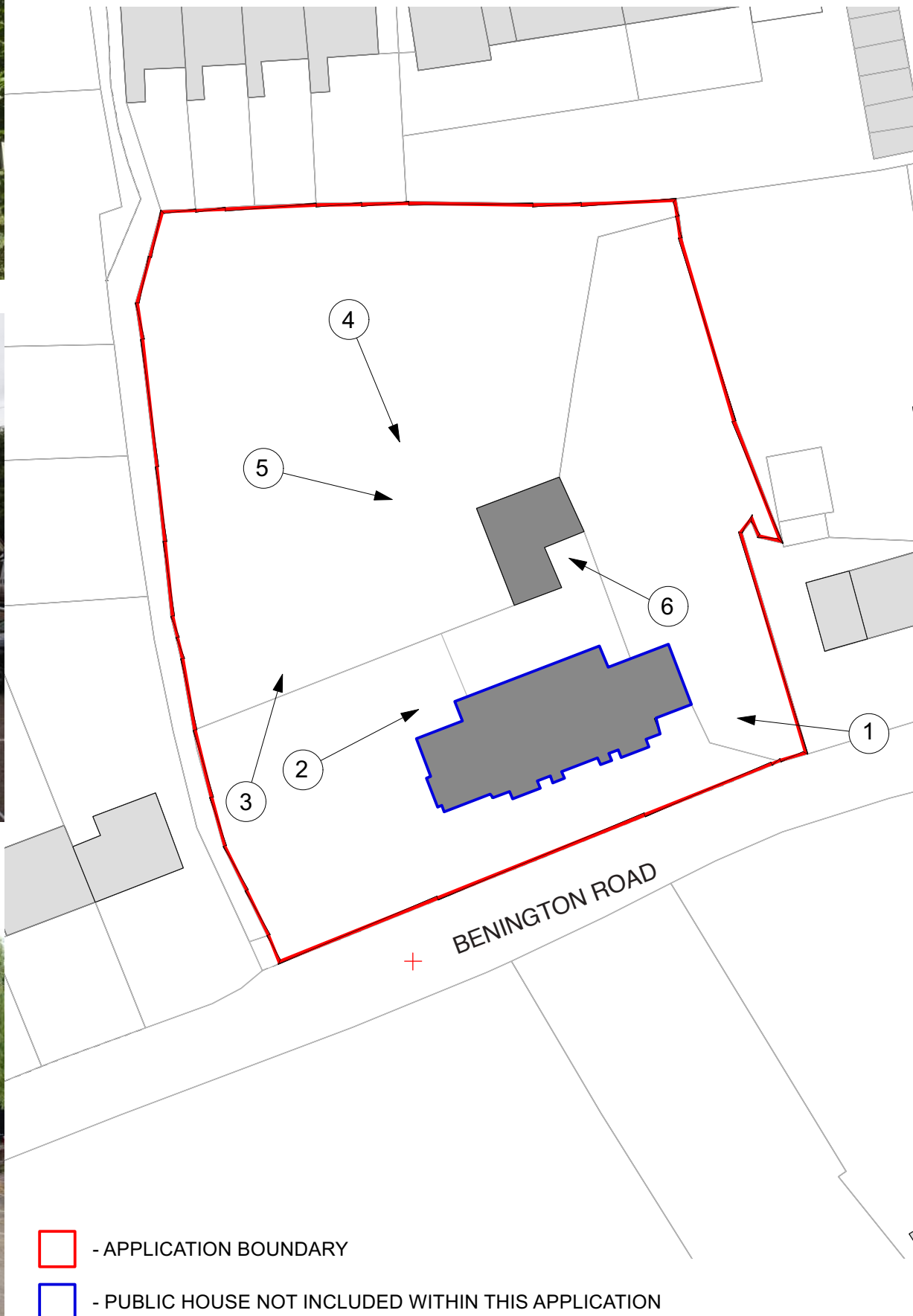
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Chapter_1.0 Introduction

1.1_Purpose and scope of statement

We write as the Architect employed by Annakut Ltd, owners of the Rose and Crown PH to design and develop proposals for the redevelopment of the site of the Rose and Crown Pub and Garden, Benington Road, Aston, SG2 7DX.

The overall site contains the Public House, Barn and associated facilities, a generous, tree-lined garden, rear courtyard areas and a large, sloping car parking located to the side of the pub.

The pub ceased to trade in 2014 after many years of difficulty. A number of different landlords have attempted to resurrect the business prior to this but each attempt ended in eventual failure.

The pub and the barn to the rear are both Grade II listed buildings.

In the creation of this planning application, Annakut has positively engaged with the local community and Parish Council and is delighted to confirm significant local support for the proposed scheme. Unrelated to this planning application, but of relevance to the context of the whole site, through this engagement it has been agreed that Annakut will sell the freehold of the pub building and its related car parking and external space to a community sponsored company. The Rose & Crown pub building itself is not included within the red line of this planning application as there are no alterations or improvements proposed to the Grade II Listed building nor is it proposed to change its lawful use.

This submission takes on board the recent planning history from the site together with the past 9 months of detailed community engagement.

The application is therefore for Full Planning and Listed Building Consent on the site as follows –

- Conversion of the Barn to form a 2-bed unit
- Improvements to the existing pub parking and accessibility
- Provision of 6no x new build 2/2.5 storey residential units in a range of sizes and configurations from 2-bed. 3-bed to 4-bed with associated external private amenity space
- Including all associated access, car parking, bin storage and turning facilities

To that end we have prepared a series of drawings and reports to accompany this application, which sets out the design approach proposed together with our final proposals.

1.2_The Applicant

The applicant is :

Annakut Ltd
7 St John's Road
Harrow
Middlesex England
HA1 2EY

1.3_Project Executive Summary

Site Area: 2961sqm / 0.29ha
or 313762sqft / 0.73ac

Accommodation:

New Build -

- 2no 2 bed units
- 2no 3 bed units
- 2no 4 bed units

Barn Conversion -

- 1no 2 bed unit

Existing Public House -

To remain as existing and not included in this application

TOTAL - 7no units

Car Parking:

21no pub car parking
16no residential parking

Figure 2.

Chapter_2.0 The Site and Surrounding Context

2.1_Location

The site is located in the village of Aston off the A602 Broadhall Way, situated approx. 1.5 miles to the south east of Stevenage. The village is a conservation area.

The Pub building fronts onto Benington Road and has grown over the years with various additions and flat roof extensions. A free-standing timber frame barn is situated to the rear of the pub. They are both Grade II listed buildings, (more details noted in the next section).

To the west of the pub building is an open area of car park which is on sloping ground and to the rear is the large pub garden.

To the south of the site, on the other side of Benington Road, and concealed behind a hedgerow, is the cricket ground. The historic centre of the village is within a very short walk of the site.

A public footpath runs along the western boundary which leads to a small estate of 1970's properties.

Otherwise, the surroundings are primarily detached, semi-detached and terraced residential properties of a wide variety of ages, styles and configurations.

2.2_Access

Access to the site is directly off Benington Road.

The existing turning provides access to the former pub car park and has a wide frontage with the potential for vehicles to reverse out onto the road. An ad-hoc arrangement exists in respect to the bus stop with no clearly defined lay-by. Opportunity will be taken to significantly improve the front apron area and the junction for the main access point into the site.

2.3_Existing Site

The Design Team has undertaken a number of visits over the years to site in order to fully appreciate the site, the buildings and the surrounding environment. It has been very useful to see the site and gain a full understanding of the relationship the site has within the context of the village and its wider surroundings.

Our main points are as follows –

- The existing pub building will remain as existing and is not included in this application. However, it is included within this planning application to increase the number of off-road parking spaces for pub than exists today and in a better and safer layout
- An improved pub garden is also included within this planning application
- The garden area of the front and side of the pub will be retained for pub use only
- A detailed topographic survey has been undertaken. Existing trees on site have been surveyed and assessed
- The barn will be converted into a 2-bed unit, and boundary hedges and fencing will be provided
- Relationship to the properties to the rear and houses opposite will be retained. There is no over-looking or privacy issues and the applicant has taken on board a community request for no outward looking dormer roof windows

- The existing boundaries will be retained and enhanced as shown
- The context of the surrounding built form is extremely mixed – from detached circa 1970's houses in laid-out in a typical estate form to the rear and along Benington Road to older more characterful properties towards the crossroads at the centre of the village
- As already mentioned, the current pub car park will be enhanced significantly to provide a more cohesive arrangement which will be clearly defined and separate from the parking provided for the proposed residential dwellings
- Off-road car parking will be provided for the residential units, otherwise it enjoys excellent walkable accessibility within the village

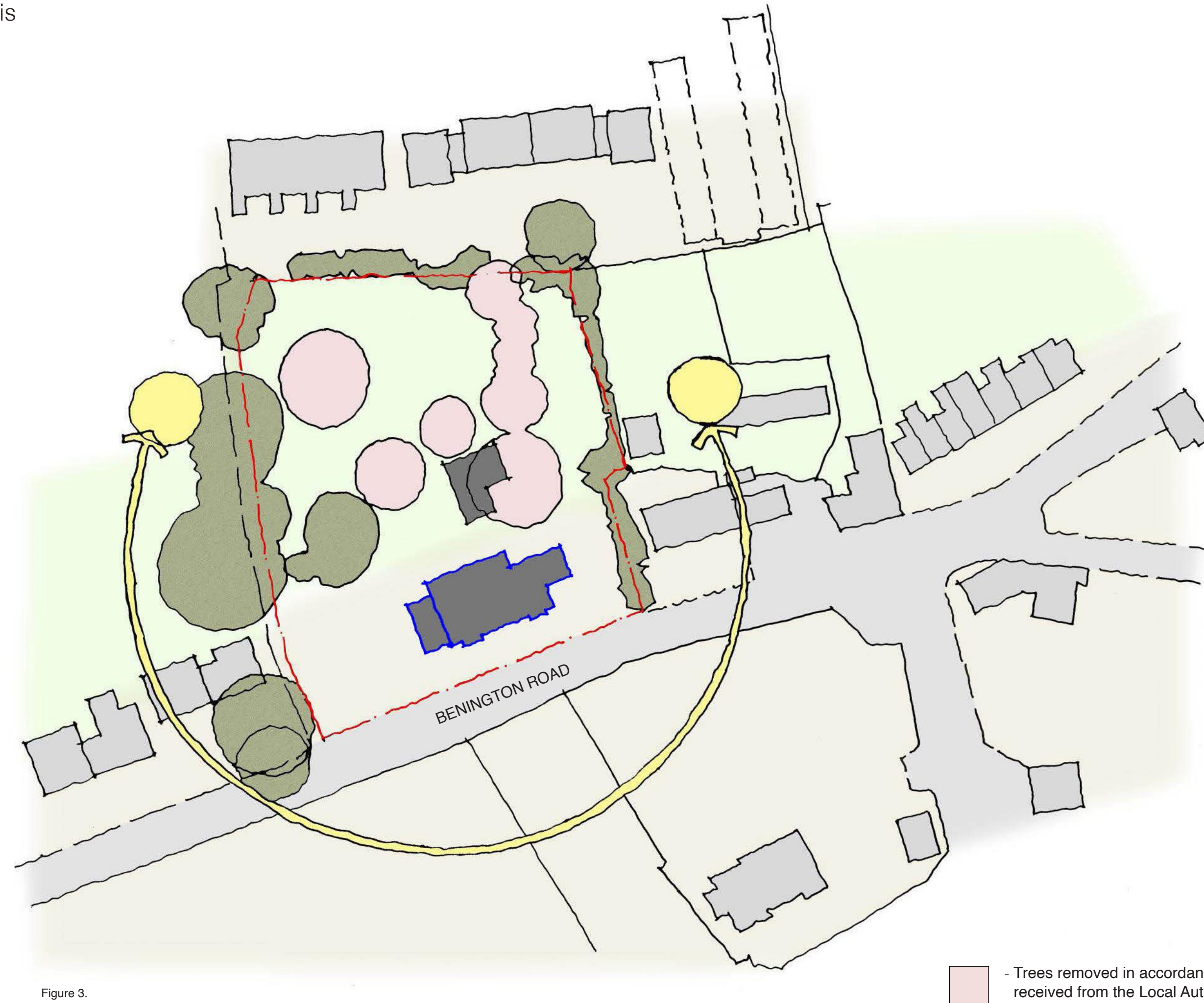
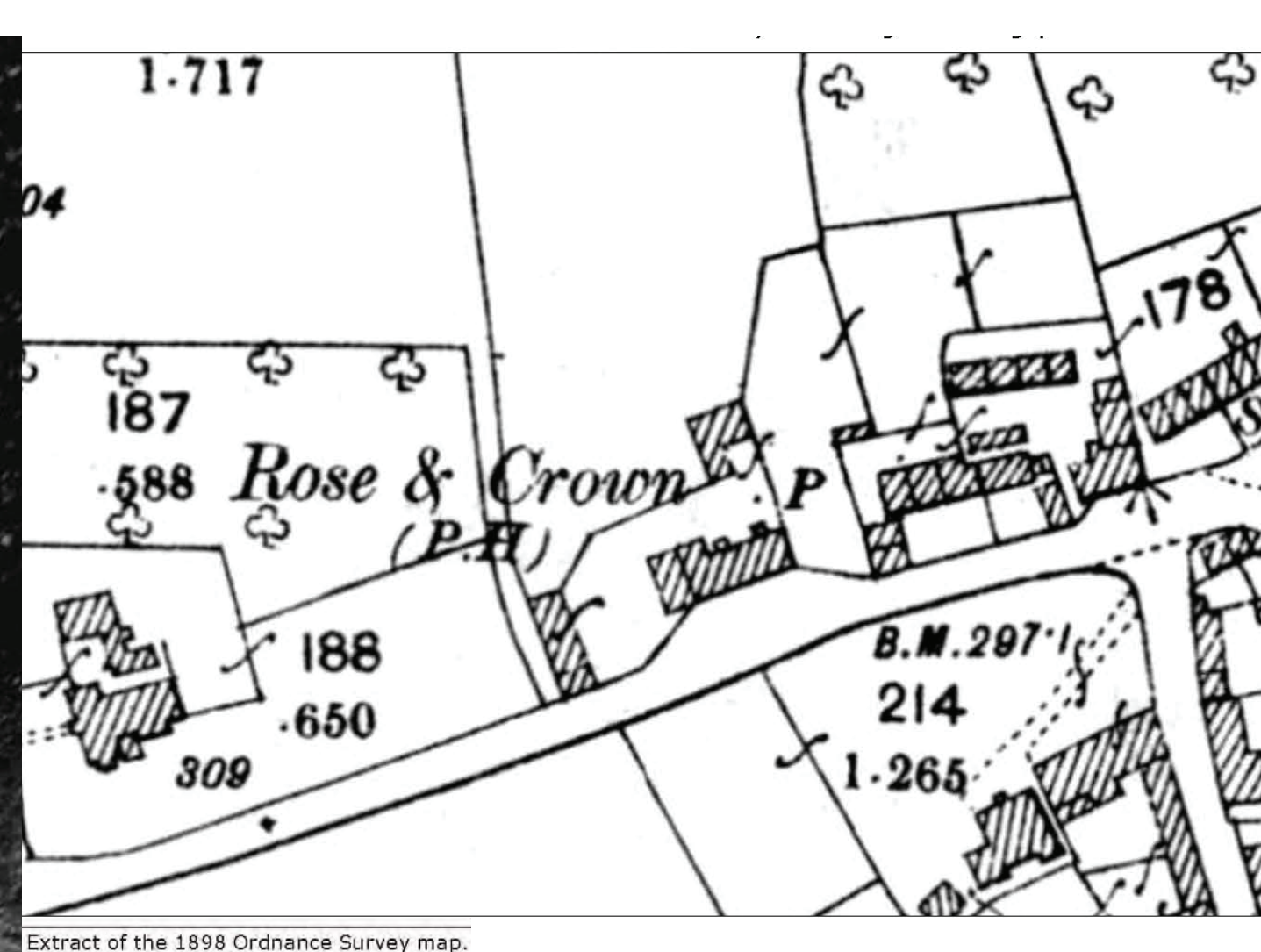


Figure 3.

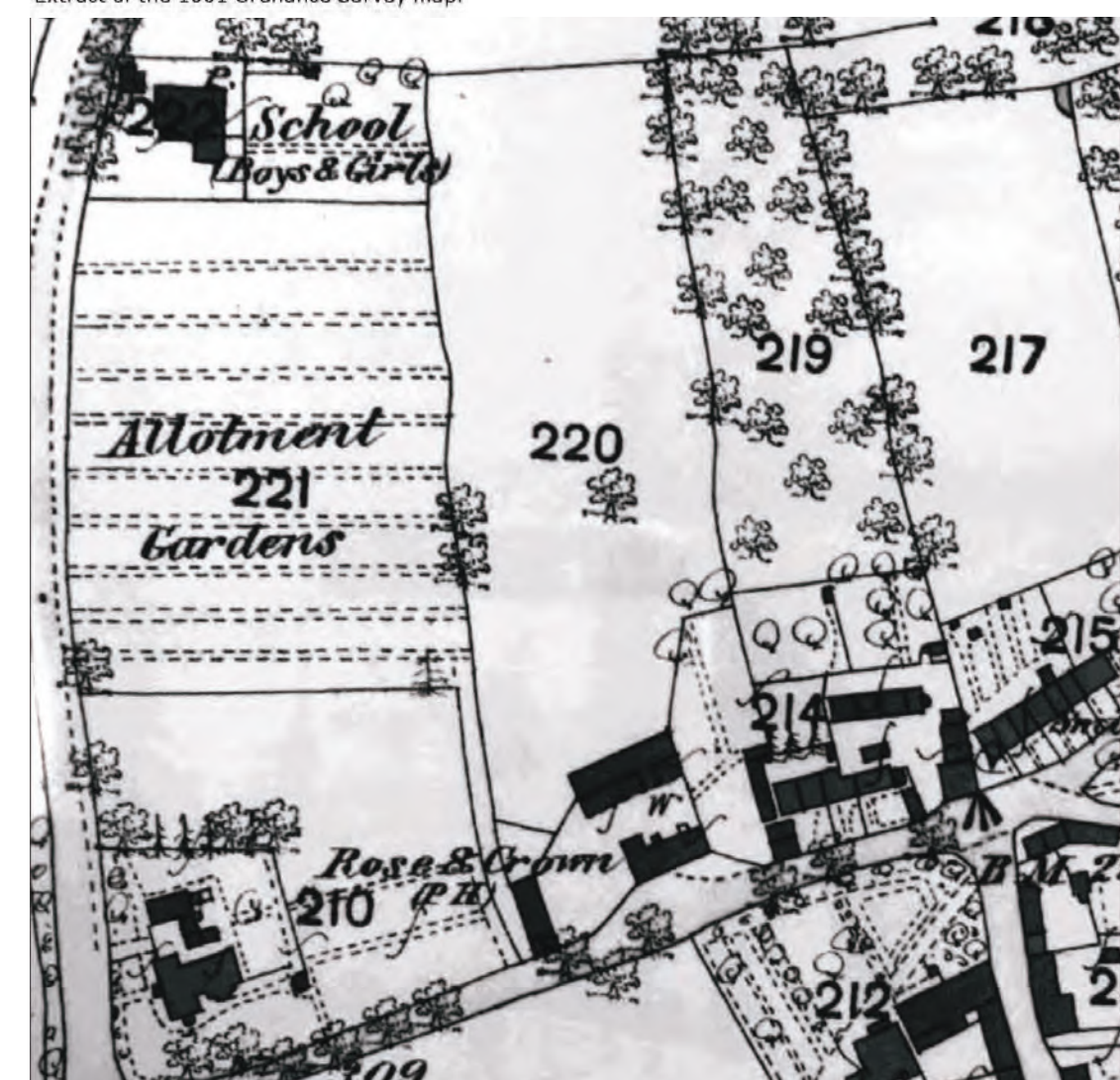
- Trees removed in accordance with consent received from the Local Authority, March 2017.



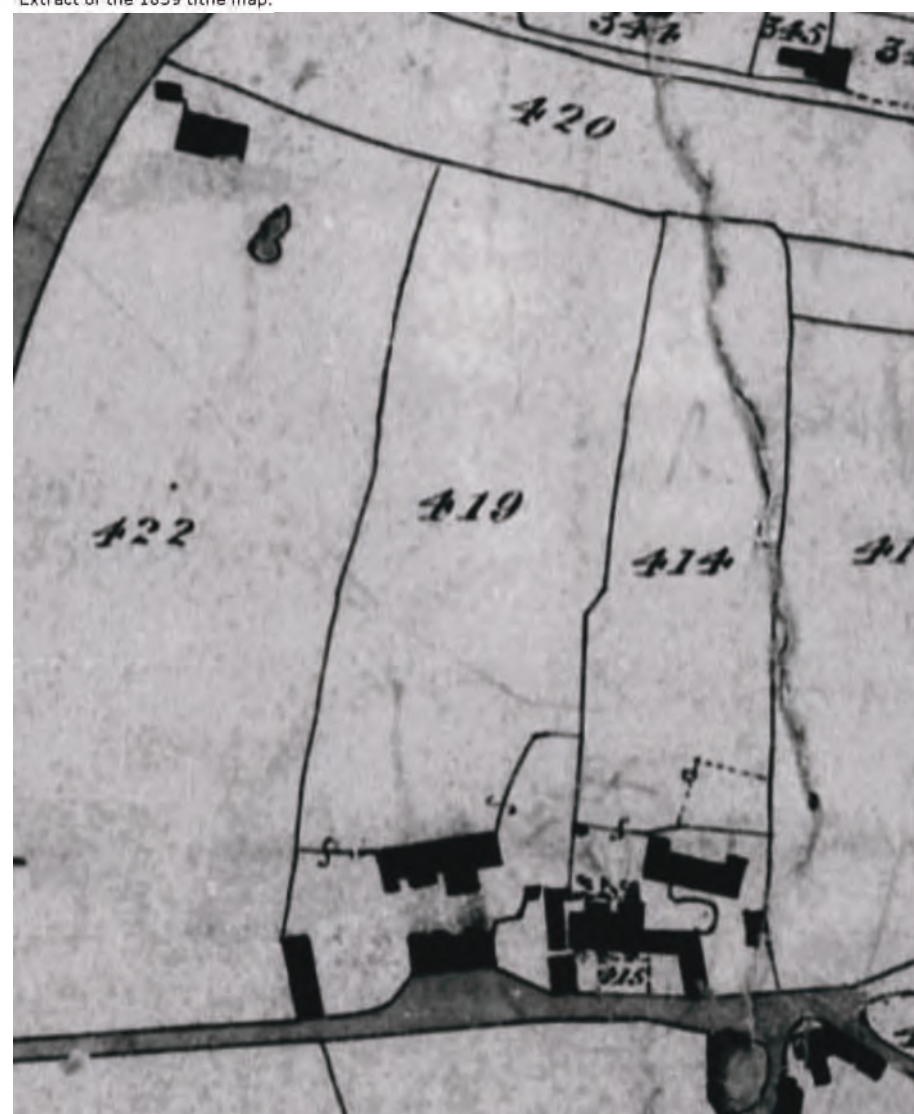
Extract of the 1898 Ordnance Survey map.



Extract of the 1881 Ordnance Survey map.



Extract of the 1839 tithe map.



Chapter_2.0 The Site and Surrounding Context

2.4_History

The pub building itself is Grade II listed ref 1295481. It was first listed in 1981.

Description as noted –

Aston village TL 2722 ASTON BENINGTON ROAD (north side)
12/6 Rose and Crown PH
10.3.81

GV II

House, now a public house. C16 E end, C17 the remainder, renovated by brewers c1950. Timber frame on low stucco plinth, roughcast at rear, weatherboarded at ends, front roughcast over red brick facing to heads of ground floor windows. A 2-storeys, 3-cell, central chimney plan house facing S. Single storey weatherboarded stable at W end and red brick extension at E end and rear. Central chimney in rear slope a third from W (top rebuilt). 4 divisions to front with 3 windows and pub name after LH window. 2 rectangular bay windows with 4-lights each, central 4-light window flanked by 2 battened doors under moulded flat hoods on heavy brackets. Exposed timbers inside with heavy roughly dressed joists in E part with deeply chamfered beam and expanded ends to side timbers. Chamfered and ogee stops to axial beam and joists in middle room (hall) with fireplace altered. 8-panel C17 door with hinges in rear wall at NE corner.

Listing NGR: TL2741022727

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TL 27410 22727

The rear barn is Grade II listed ref 159556. It was first listed in 1981.
Description as noted –

TL 2722 ASTON BENINGTON ROAD

(north side) 12/7 Barn at
Rose and Crown PH
- (10m to N of PH)

GV II

Barn. C17, extended in C19. Timber frame on brick sill, dark weatherboarded (some with edge roll) with steep pitched roof now of black corrugated iron. A tall single bay barn facing W with later rear outshut and lower contemporary building against W side with entrance in W gable, extended to rear in C19 and re-roofed in line with barn. Taller barn has jowled posts, curved braces to tie beam, clasped-purlin roof with collar beam truss with inclined queen-struts. Holes for wattle infill in wall-plate of barn and W building. Pigeon holes and small porch over gable doors to barn.

Listing NGR: TL2740822744

2.5_Planning History

The site has recently been subject to a very complex number of planning applications which are as follows:

- **3/17/1491/FUL - Refused**

Alterations, extensions and conversion of existing Public House to create 2no x 2-bed units and 1no micro-pub with associated cellar, upper floor accommodation, facilities and pub garden with associated access, parking and refuse. Conversion of detached rear barn to create 1no 2-bed unit with associated access, parking, refuse and private amenity space. Erection of 5.no dwellings on the existing PH car park and garden with associated access, parking, refuse and private amenity space.

- **3/17/1492/LBC – Refused**

Conversion of the existing, listed Public House to create 2no x 2-bed units and 1no micro-pub with associated cellar, upper floor accommodation, facilities and pub garden incorporating alterations and partial demolition of areas of the existing flat roof rear extension area. Conversion of the Listed Barn to the rear of the Public House to create a 2-bed unit with alterations to the listed building and partial demolition of areas of the existing cat slide side aisle.

- **3/18/1041/FUL - Refused**

Erection of five dwellings, 2no. 3-bed units and 3no. 4-bed units on the existing car park and garden with associated access, parking, refuse and private amenity space. Conversion of the existing, disused listed Public House to create 3no. 2-bed units with associated access, parking, refuse and private amenity space. Alterations to the listed building and partial demolition of areas of the existing flat roof rear extension area to form new entrances. Conversion of the Listed Barn to the rear of the Public House to create 1no. 2-bed unit with associated access, parking, refuse and private amenity space. Retained willow tree and landscaped open space to the centre of the scheme. | 10 Benington Road Aston Stevenage Hertfordshire SG2 7DX

- **3/18/1042/LBC - Refused**

Conversion of the existing, disused, listed Public House to create 3no. 2-bed units with associated access, parking, refuse and private amenity space. Alterations to the listed building and partial demolition of areas of the existing flat roof rear extension area to form new entrances. Conversion of the Listed Barn to the rear of the Public House to create 1no. 2-bed unit with associated access, parking, refuse and private amenity space. Alterations to the listed building accordingly. | 10 Benington Road Aston Stevenage Hertfordshire SG2 7DX

- **3/20/0093/FUL – Withdrawn**

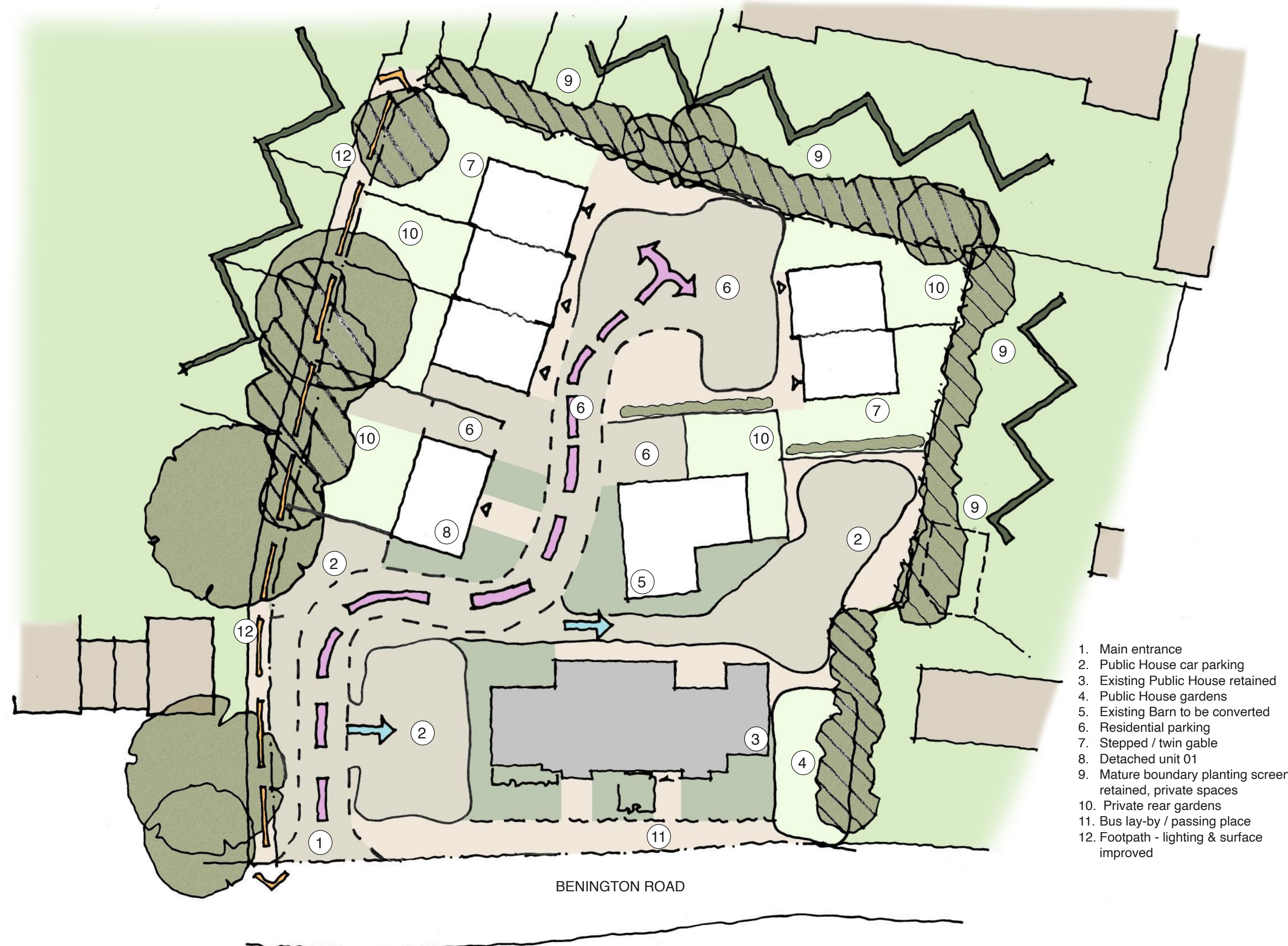
Erection of six dwellings, 3no. 3-bed units and 3no. 4-bed units on the existing car park and garden with associated access, parking, refuse and private amenity space. Public House and Barn to be retained as existing. | 10 Benington Road Aston Stevenage Hertfordshire SG2 7DX

- **3/20/1154/FUL – Approved**

Retention of Grade 2 Listed Public house and Barn. Alterations and improvements to existing pub car park and forecourt areas for 20 parking spaces. Provision of 4 2/2.5 storey (2 x 3-bed and 2 x 4-bed) dwellings together with associated external private amenity space including access and ten residential car parking spaces, bin storage, landscape buffer area and turning facilities.

- **3/20/1155/FUL- Approved**

Retention of Grade 2 Listed Public house and Barn. Alterations and improvements to existing pub car park and forecourt areas for 23 parking spaces. Provision of 4 2/2.5 storey 2 x 3-bed and 2 x 4-bed dwellings together with associated external private amenity space including access and car parking for 12 residential spaces, bin storage, landscape buffer area and turning facilities.



1. Main entrance
2. Public House car parking
3. Existing Public House retained
4. Public House gardens
5. Existing Barn to be converted
6. Residential parking
7. Stepped / twin gable
8. Detached unit 01
9. Mature boundary planting screen retained, private spaces
10. Private rear gardens
11. Bus lay-by / passing place
12. Footpath - lighting & surface improved

2.6_ Surrounding Area and Land Use

The site lies within the Green Belt and is a Listed Public House within the village of Aston.

2.7_ Historic Building Support

A visit and report in regard to the existing Barn has been undertaken by our Historic Building Specialist –

Ignus Froneman B.Arch.Stud ACIfA IHBC
 Director
 Mob 07739468764
 ignus@heritagecollective.co.uk
 www.heritagecollective.co.uk

Chapter_3.0 The Project

3.1_Development Strategy

The pub has been out of operation since 2014, and like many similar businesses across the county, trade has suffered badly over recent times.

The scheme presented provides a realistic and viable development proposal for the whole site whilst retaining the character and nature of the Listed Buildings and their place in the locality.

The purpose of making this application is as a direct result of 9 months of positive community engagement which has ultimately resulted in a scheme and development strategy that will both promote the future prosperity of the pub and all the benefits which come with it to the community and provide a sensible number of new homes in an village infill location.

Following previous approvals, further detailed consideration was given to access into the site, pub parking and the relationship between the pub, the external amenity areas and the proposed residential properties.

All parties involved in the consultation and negotiation believe that the proposed scheme is a significant improvement on previous arrangements, are financially viable and will support the re-vitalisation of the pub as a business that is being given every support possible by Annakut to thrive and benefit the community once again.

3.2_Principle of Development

The main planning issues relating to the scheme are as follows, as referenced in EHDC letter dated 8th March 2017 –

- Principle of Development – impact of the proposal on the viability of the Public House and whether the erection of new dwellings is considered appropriate within the village and Green Belt (Policies GBC1 and OSV2)
- Layout, scale and design – whether the development is well designed in scale and layout, and responds to the site and wider context (Policies ENV1, OSV2 and HSG7)
- Conservation – impact of the internal works on historic fabric and plan form of the building and wider impacts on the setting of the listed building
- Parking and Access – whether access arrangements and parking provision is adequate for the development
- Residential Amenity – whether the development will respect the amenity of neighbours and in itself is of a standard for future occupiers

Comments referenced in EHDC letter dated 8th March 2017 are noted in respect to the impact of the loss of the pub and car park however these are addressed within the supporting documentation and it is confirmed that this planning application does not include any work to the Public House and it does not seek to change the lawful use.

It is noted that as Aston is designated as a Category 2 village appropriate infill development is considered to be permissible subject to the criteria noted above being met and no significant and demonstrable harm resulting to the village character, landscape features or neighbouring amenity. The application is proud to confirm the Parish Council and village residents support these proposals.

Opportunity is taken in Section 6.0 Design Statement to fully demonstrate compliance with all the policy points noted above.

Figure 5.



Figure 6.

Chapter_4.0 The Development Proposals

4.1_Consultation

It is worth noting that the East Herts Pre-Application service has been suspended at this time of submission, meaning the applicant has been unable to receive any advice prior to the application being lodged.

The applicant has been in detailed consultation with the Parish and community since January 2022. In particular a meeting took place on the morning of Tuesday, 1 March 2022 which led to the following criteria and commitment being agreed –

In particular a meeting took place on the morning of Tuesday, 1 March 2022 which led to the following criteria and commitment being agreed –

- *New development team*
- *Improved overall site layout with a significantly better pub plot and frontage*
- *7 new homes*
- *16 residential parking spaces*
- *A better mix of 2 bed, 3 bed & 4 bed houses*
- *A real commitment to better build quality*
- *Dormer roof windows will look into the site courtyard only*
- *Improved access route through the site for better pub / residential separation*
- *Improved public footpath offer*
- *21 pub parking spaces*
- *A real commitment to real community engagement on house design and through construction delivery*
- *A strong preference for the village investment group to purchase and run the pub in order to better control the quality of the pub offering*

After a long and often turbulent period through a number of previous applications, agreement about the redevelopment of the site has now been reached between the applicant's new development team and the Parish Council and local community. Letters of community support and a statement from the Parish Council will be available for reference.

ASTON PARISH COUNCIL ROSE & CROWN POLICY

The Council supports the development of the Rose & Crown site provided any proposal contains and is supported by:-

1. Sound & detailed evidence to demonstrate that there is a very good chance that the pub will remain viable over the long term
2. Plans to show that car parking for the pub and housing development will be adequate, such that no cars from the site will be parked in Benington Rd, Stringers Lane, New Park Lane or Brookfield
3. That the plans show access to Benington Rd from the site will be safe, the width of Benington Rd preserved and that a pull in space for public & school buses will be provided and also for passing vehicles

That the development conforms with EHDC guidelines on infill development.

The existing development manager, retained by Annukut Ltd, is committed to the prompt and efficient delivery of the scheme.

4.2_Schedule of Accommodation

	Type	Bedrooms	Bed Spaces	Area (sqm)
Plot 1		3	6	97.8
Plot 2		3	6	97.1
Plots 3		4	7	117.6
Plots 4		4	7	117.6
Plot 5		2	3	80
Plot 6		2	3	80
Plot 7		2	4	102

21 spaces are allocated for the public house with the remaining 16 for the housing located in close proximity to the residential units.

In Zone 4 parking provision should be 75%-100% of standards which gives us a range of 13 – 18, so 16 is towards the top of the range. Tracking and access has been checked for cars and for the typical panel van used for domestic deliveries. Adequate provision has been included as an integral part of the scheme.

Chapter_5.0 Planning Policy Designation

This statement contains the response to the listed policies below by showing how the proposals preserve the Green Belt by causing no demonstrable harm. It will also demonstrate how the design addresses the NPPF and NPPG issued listed within section 3.2 Principles of Development.

The Council's 2018 District Plan is now in place and the policies in the plan have now been adopted. The relevant policies in the final version of the East Herts District Plan include:

- DES4 Design of Development
- TRA1 Sustainable Transport
- TRA2 Safe and Suitable Highway Access Arrangements and
- TRA3 Mitigation Vehicle Parking Provision
- NE3 Species and Habitats
- HA7 Listed Buildings
- VILL2 Group 2 Villages
- RTC5 District Centres, Neighbourhood Centres, Local Parades and Individual Shops

Infill development in the Category 2 Village of Aston is otherwise considered to be appropriate development in accordance with the NPPF and Policy OSV2 and GBC1. Aston is identified as a Group 2 Village where limited infill development will be permitted subject to set criteria under Policy VILL2. These include how the development relates to the form, connections and scale of the village; whether it is well designed such that it would not block important views or detract from the openness of the area or neighbour amenity.



Figure 7.

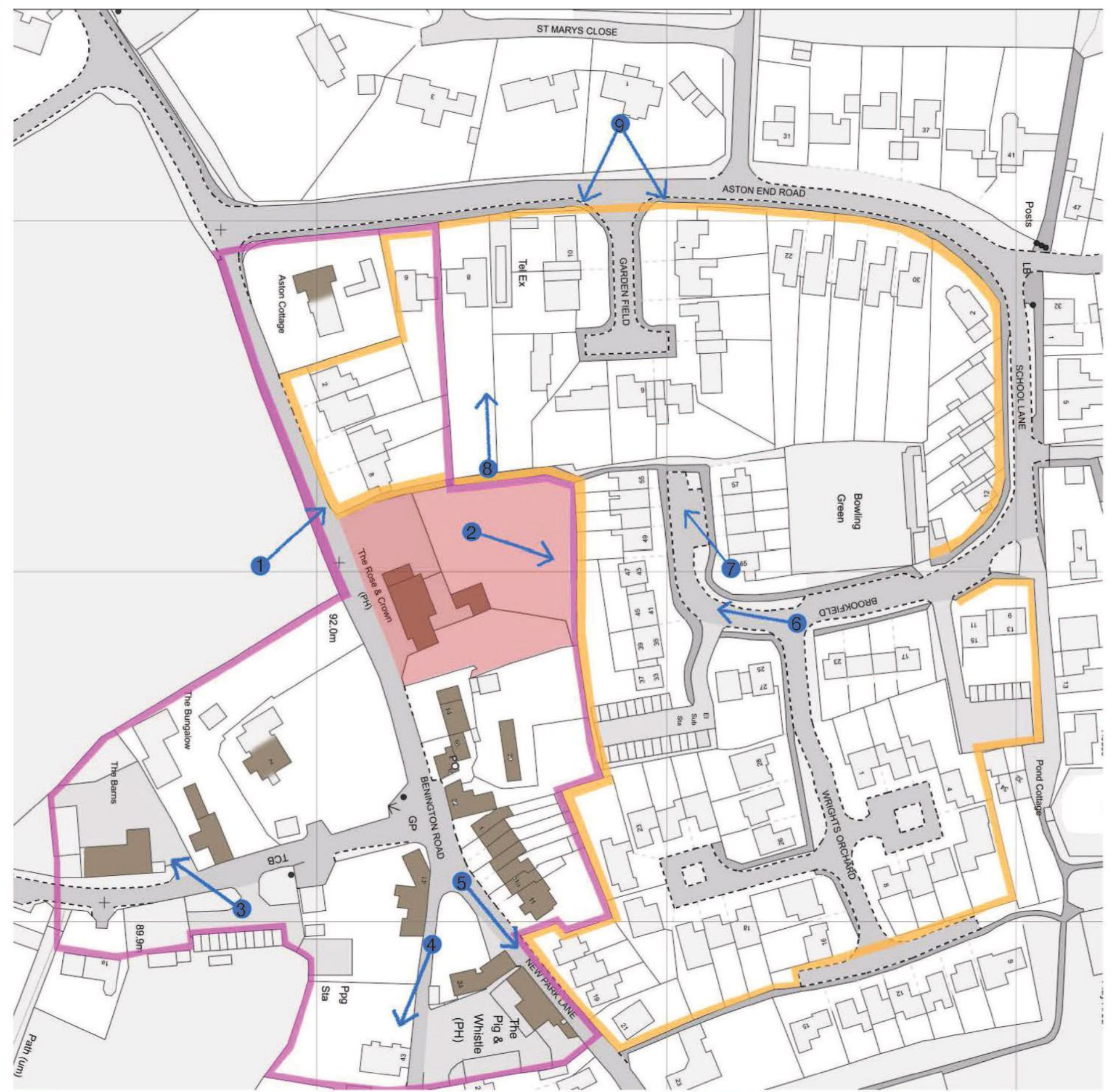


Figure 8.

This map illustrates the position of the site in the context of the village. As can be seen, it sits on the edge of the historic village centre which lies principally to the east. The remaining boundaries are formed by housing constructed during the 70's and 80's, which now makes up the majority of the village context.

The mature planting to the boundaries create very effective screens to the neighbouring properties and no over-looking or loss of privacy is anticipated.

Chapter_6.0 Design Proposals

6.1_Design Evolution

Following the approved consent for 4no new build dwellings on the site in June 2021, the new development team has worked alongside the Parish Council to demonstrate their commitment to real community engagement on house design, construction delivery and to see the pub return to serve the community once again.

After much correspondence the final ideas were presented by the development team to the Parish Council at their Annual Parish Meeting on the 3rd May 2022. The design proposals of 6no new build units and the conversion of the Listed Barn into 1no residential unit was agreed. Further, in September 2022, the Village Investment Group has agreed to purchase the Public House building and its related car parking and garden (as proposed in this planning application) from the applicant in order to better control the quality of the offering.

This evolution and design development can be tracked within this document and particular regard is noted to the comments of our Specialist Historic Building Advisor and the need to ensure that the proposals are both sustainable and deliverable.

The design team have paid due regard to relevant comments received by the Local Authority on the previous applications (refer to chapter 2.4) and these have had a direct bearing on the process of design development and we are confident that the constraints are also fully understood and recognised in the context of the Green Belt. Size and appropriateness to the site, setting and context are fundamental issues which have been addressed through the process.

Key issues raised within the Pre-Application response letter received from EHDC, dated 8th March 2017, which are still relevant, are as follows -

- Design Appraisal required to consider context and prevailing grain
- Amenity space – public and private
- Parking and accessibility
- Residential Amenity
- Setting and relationship to the Listed Buildings

All of the above points are specifically addressed within this statement.



6.2_Proposed Scheme

The proposed scheme is illustrated in the Site Plan (Fig. 7.) It illustrates a scheme consisting of 6 new build units in a mix of sizes and configurations, and the conversion of the barn to 1no dwelling, whilst retaining access and parking for the public house.

There is a single main access onto the site from Benington Road. The layout is generous in shared space and has ample provision for car parking and manoeuvrability.

The position of the units on site, relationship to the boundaries, over-looking, privacy and the orientation of the plan has been considered from the outset. It is a simple plan arrangement but one which works much better than the existing consented scheme because it will create an individual sense of place for both the pub and the residential zone. The central access road of the consented scheme does not deliver such a successful separation of two different use classes that share the same access.

The architectural approach summarized in the choice of materials, form and general configuration is grounded in the type of traditional buildings seen in the village and so it is intended to anchor the buildings to its context from the start.

The Public House Building will be retained in its current form and will be sold onto the Village Investment Group in due course upon determination of this application.

6.3_Design Rationale

The scheme has responded to the strongly established site features of existing trees, boundaries and existing buildings. Together with the alignment of the new access road and the retention of the maximum amount of green space and existing trees this has formed the key design generators for the layout.

Best urban design practice has been utilised to create a layout, which embodies the basic principles of good design and is a suitable infill for this important village site, as follows –

- Separation and definition of the parking for the Public House patrons and staff
- A safe and well laid-out pub car park
- Clear definition of private and public area
- Good surveillance and adherence to the principles of Secure by Design
- Compliance with the general principles of Lifetime Homes
- Properties have been designed to front onto the central areas and create an active sequence of spaces.
- Creation of a positive approach to the site entrance whilst minimising impact on the wider village townscape
- Response to the height and massing of the adjacent buildings
- Sufficient and sensible distribution of car parking spaces
- Good provision of private amenity spaces (rear gardens), bin storage and cycle provision
- Good mix of house types and configurations.

Chapter_6.0 Design Proposals

6.3_Design Rationale Cont'd

The rationale behind the design has developed as a result of the responses to the criteria above. Each property has been carefully considered as part of the whole layout to offer the best living arrangement for the occupants, with easy access to the site and its wider amenity, good-sized accommodation and a mix of private and public open space.

Key design generators are as follows –

- Orientation – the units are positioned to create a central shared space whilst providing privacy and avoiding over-looking into adjacent rear gardens
- Approach – the scheme is viewed and approached from a single point off Benington Road. The existing access from the highway will be improved and made fit for purpose. A bus lay-by will be created to ensure a safe and regularised use is established.
- Aspect – the site as described is largely self-contained and not significantly over-looked by its neighbours. Orientation and position on the site has been all the more important to create the maximum benefit from the relationship to the private garden spaces.
- Parking for the Public House – in accordance with the Transportation Statement
- Form – the buildings proposed are a mixture 2 storey and 2.5 storey which creates a varying and interesting ridge pattern
- Fenestration – is designed, both to let the appropriate level of daylight and ventilation into the interiors, but also to add interest and variety to the exterior
- Connectivity – the site has an existing footpath running alongside its western boundary. This will be improved, with a new fence and an access footpath providing a direct connection for the proposed dwellings

6.4_Spatial layout/architectural approach and built form/materials

The approach to the appearance of the scheme reflects the plan form of the proposal and recognises the visible and varied nature of the site and its surroundings.

It is clear from studies of the local and adjacent properties that no over-whelming single architectural style prevails within the village. Immediately to the north and west are examples of fairly typical 1970's housing with a mix of pleasant low pitched gable-ended detached units and terraced housing.

The site of the pub, as can be seen from the historic mapping, forms a transition zone between the older finer grained village centre, down the hill to the east, which has a close knit, organic arrangement of terraced housing with a mixture lanes and alleys. A typical mix of materials, details and architectural forms are found in the immediate vicinity. This has been carried into the design proposals for the site and woven together to create an interesting and inviting space which will be attractive to residents and the wider community.

Unit 01

This is a detached property situated at the entrance to the residential development. The form is a simple pitched roof with gable end, all to reflect the pub roof and will be dressed in black timber boarding to complement the Listed Barn opposite. A bay window to the lounge completes the composition Materials of brickwork and render echo / pay tribute to the existing public house building.

Units 02, 03 and 04

The houses to this short terrace are orientated onto the shared car parking area with their back gardens facing onto the adjacent footpath. The offset and stepped plan ensure no over-shadowing will take place to the northern boundary. A variety of height and elevation is achieved with a subtle mix of plan and roof orientation. A mixture of materials reflecting the context and range found within the village are used.

Units 05 and 06

The pair of small, 2-bed semi-detached units are situated in the corner of the site behind the existing barn. The form is a simple pitched roof with gable ends to reflect the pub roof. The offset and stepped plan ensure no over-shadowing will take place to the northern boundary, whilst creating interest. Materials will be a combination of facing brickwork and black timber boarding to echo and complement the existing barn to be converted.

Both units have 'wrap-around' gardens providing ample private amenity space.

Unit 07 – Barn Conversion

The barn will undergo a comprehensive renovation and conversion to bring the building back to life. Original timbers will remain where possible and will be determined via a structural survey which will be completed in due course following determination of this application. The applicant proposes to work with the Council to control the refurbishment through pre-commencement and pre-occupation conditions.



Figure 9.

Mood Board - Examples of typical materials planned for the proposal



Chapter_6.0
Design Proposals

6.5_Visual Amenity

The approach to the appearance of the scheme reflects the plan form of the proposal and recognises the nature of the site and its surroundings.

We have been conscious of the need to ensure that the lower rise housing sits well in relationship to the Listed Buildings.

A be-spoke design is proposed which does not rely on a house builders palette of pre-determined house types, materials, sizes and proportions.

Simple traditional forms are proposed for the house types with generously proportioned traditional windows to ensure a good supply of natural day-light and ventilation within the properties.

It is proposed to use pitched roofs with tiled roof coverings and predominantly gable ends with good quality brickwork external walling and simple detailing. Consistency of approach extends to the use of materials for boundary walls and front garden areas.

Well-detailed, good quality external hard landscape details will be considered as an integral part of the design approach. These will be co-ordinated and chosen to suite with the house type design.

Examples of the type of approach envisaged are shown here together with extracts from part of the elevation drawings together with images of typical material samples.

The use of good quality materials will be a unifying element, which will ensure continuity between the different elements of the proposals.

6.6_Residential Amenity

All units have good, private amenity garden spaces which are neither over-looked or over-shadowed.

A good distance is maintained to all boundaries to avoid any loss of privacy or over-shadowing and to provide generous private amenity garden space.

Access to the front and rear of all units is provided easily and to suit the requirements of DDA. Easy access is provided onto the adjacent footpath.

The internal arrangements are well proportioned and will provide light, airy, well-ventilated interiors.

A scheme for the retention of existing trees, surgery and removal has been approved by the Local Authority and has now been implemented on site.

6.7_Residential Standards

The individual plan arrangements have developed as be-spoke designs and are not standard house types. These have been finalised with input from local agents who understand the trends and requirements of the marketplace and know what the local population are looking for in the property market.

The areas provided to the house types are in-line with standard open market units of this type and in this location.

Parking is provided at the maximum residential ratios as set out by the Local Authority. On the basis of the following –

- 2 bed = 2 spaces
- 3 bed = 2.5 spaces
- 4 bed = 3 spaces

16no residential parking spaces have provided in total.

In Zone 4 parking provision should be 75%-100% of standards which gives us a range of 13 – 18, so 16 is towards the top of the range. Tracking and access has been checked for cars and for the typical panel van used for domestic deliveries. Adequate provision has been included as an integral part of the scheme.

21 parking spaces have been provided for the Public House.

As the proposed access road is to be private, and designed to accommodate cars and delivery vans, the Council will not bring refuse vehicles onto site and will operate a kerbside collection in line with the rest of the village. For this reason, they require a bin presentation area within 25m of the public highway. This has previously been agreed with the County Council as highway authority and the District Council as waste authority. The proposed location is therefore set back as far as permitted from Benington Road. All bins will be stored within the private curtilage of the individual houses and only taken to the presentation area on collection days.

Larger deliveries, emergency services and furniture removal services will gain occasional, supervised access via the private road as required.



Chapter_6.0 Design Proposals

6.8_Trees, Landscaping and Boundary Treatment

The conceptual proposals for hard and soft landscape treatment are illustrated within the relevant drawings contained within the application. More detailed information can be provided as part of landscape condition.

High quality materials are proposed through-out the scheme and a degree of distinctiveness is proposed to the different areas of the site, i.e. the enclosed private courtyard to the rear of the public house building is treated in a subtly different approach to the central shared parking area for the new build units.

The central concept for the landscape at The Rose and Crown is one of integration within the community.

Each property has their own private gardens, with new close board fencing which will provide screening between the properties. There are plenty of planting beds in these private spaces so the residents can enjoy gardening or looking at the wonderful colours and smells provided by the plants.

The whole site is softened with large planting beds filled with colourful and evergreen plants. The planting around the site is harmonious to provide a visual consistency to the site.

The materials used are in keeping with local styles and all hard surfaces are permeable so not to interfere with the natural flow of rain water.

The front of the site will have generous planting beds filled with planting to provide year round and visual interest. These spaces will be defined by picket fences to enforce the rural atmosphere.

The communal garden adjacent to the pub will be filled with tables and seating areas for customers to socialise in the sunshine.

6.9_Conservation

Refer to separate Heritage statement prepared by our Historic Building Specialist –

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6.10_Ecology

An accompanying ecology survey is included within this application submission which was carried out in 2022.

It is proposed that mitigation required is applied as a condition to the consent of this application as was the case for the existing planning consent.

6.11_Sustainability

The regeneration of the site accords with the key principles of sustainable development, namely –

The proposed development utilises an infill site in a sustainable location. The owner intends to explore the integrated use of renewable energy within the fabric of the proposed building.

Every effort has been made to ensure that the proposed development will be physically well integrated and will respond to the local vernacular and distinctiveness, respecting and deferring to the setting.

The proposals will generally improve the overall standing and status of the area, whilst securing the future of the site for a use which will be compatible with the future aspirations of the Local Authority.

Buildings will be constructed to accord with the key relevant principles of the following guidelines –

- Lifetime Homes
- Secure by Design
- The BRE, Green Guide to Materials Specification
- The Approved documents of the Building Regulations

Chapter_7.0

Conclusion

The proposed redevelopment of the Rose and Crown site has been carefully considered in relation to its site, its context and to relevant policies to ensure that they are appropriate to this location.

The regeneration proposed is significantly overdue and the new residential use is entirely appropriate and consistent with the sites role, position and status within the village.

We have undertaken all the necessary reports and studies and these have been co-ordinated within the main proposals. The design solution has been carefully developed out of respect for its context and with regard to the immediate local properties.

The confirmation of support from the Parish Council and the Local Community is a key and very important factor to this submission. This positive confirmation of community support based on the viability and balance between residential and a reopened pub is crucial.

The proposed car parking that serves the public house is well organised, defined and, with this new layout, the spaces can all be safely used and are fully accessible. Parking for the residential units is comfortably within the approved ratios for the size and number of units.

We believe we have arrived at a scheme which responds positively to comments received and which addresses the major issues of Heritage Asset and Green Belt in a realistic and appropriate manner.

We believe the proposals fulfil the aspirations held for the site and its surroundings. The support of the community and a pathway which will guarantee the future of the pub is now established. This now needs to be cemented with a positive outcome to the current application in order that this positive regeneration can be delivered.

In the light of the above it is considered that the new dwellings have a sound design base and will fulfil a well-established local need for housing, and that the reopening of the Pub will be a huge success story for both applicant and the local community of Aston.

As such we would thoroughly recommend that the scheme be granted planning consent.

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