

DESIGN & ACCESS/ HERITAGE STATEMENT

GREEN TREE
13 COCKTON HILL ROAD
BISHOP AUCKLAND
DL14 6EN

Introduction;

This Design & Access Statement seeks to meet the documentary requirements of the current NPPF, for buildings located within a Conservation Area and for buildings having a grade listing. It has been submitted to assess the interest of the application site to justify the proposed works in terms of their impact on the heritage asset/conservation area identified. The statement assesses the nature, extent and importance of the significance of the asset and its setting to allow the impact of the proposed works on that significance and setting to be properly assessed by the local planning authority.

The statement is to accompany the application for the above site for the owners for the installation of replacement exterior signage and repainting of the building

Schedule of works

The proposal is to remove all existing signage and make good any fixing holes. The building would then be repainted to the colours shown on Drawing 179857 by the main contractor. The replacement signs would then be installed by means of concealed brackets where indicated. The current lighting would be replaced for energy efficient warm white LED lighting. The new signs would be installed following the method statement provided by Ashleigh Signs to the main contractor.

Justification

The building is in need of exterior refurbishment due to peeling paint to render and fading patches of colour. The replacement signs are needed as the existing signs do not reflect the work carried out on the rest of the building. It is proposed to bring the building up to the high standard expected of a Greene King Pub & Restaurant.

Proposal

ITEM 01 (Qty 01) PICTORIAL (EX. GIBBET)

Double sided pictorial sign fixed to the existing gibbet.

Featuring:

- Remove the existing GK header.
Retain the existing gibbet.
2 mm Aluminium panel finished BS 16 C 37.
32 mm Bullnose trim finished RAL 9005.
Applied vinyl display.
2No. Slimline trough lights.
Warm white illumination

This would be a replacement panel fitted o the existing gibbet with a new trough light a the existing with warm white illumination. The Greene King header would be removed

ITEM 02 (Qty 01) LETTERS

Set of individual letters.

Featuring:

- 19 mm Foamex letters finished BS 08 C 31.
Slimline trough light finished BS 16 C 37 (background colour).
Warm white illumination.

These letters would replace the existing house name letters in the same location and illuminate by trough light as the existing

ITEM 03A & 03B (Qty 02) PLAQUE

Large Antique Plaque.

Featuring:

Cast bronze plaque. Black timber pattress

These plaques would replace the existing plaques in the same locations. Non illuminated

ITEM 04 (Qty 01) AMENITY

Single sided amenity sign.

Featuring:

- 2 mm Aluminium panel finished BS 16 C 37. • 32 mm Bullnose trim finished RAL 9005.
- Applied vinyl display.

These would be a like for like replacement in the same location. Non illuminated

ITEM 05A (Qty 1) AMENITY

Single sided amenity sign.

Featuring:

- 2 mm Aluminium panel finished BS 16 C 37.
32 mm Bullnose trim finished RAL 9005.
Applied vinyl display.

ITEM 05B (Qty 1) AMENITY

Single sided amenity sign.

Featuring:

- 2 mm Aluminium panel finished BS 16 C 37. •
32 mm Bullnose trim finished RAL 9005.
- Applied vinyl display.

These would be located to either side of the main entrance to inform customers of the facilities available. Non illuminated

ITEM 06 (Qty 01) LETTERS

Set of individual letters.

Featuring:

- 19 mm Foamex letters finished BS 08 C 31.
2No. 50W LED Slimline floodlight. - Warm white illumination.

This set of individual letters would be fitted in place of the Greene King branding on the side elevations with 2 warm white floodlights to illuminate

ITEM 07 (Qty 01) COREX

Single sided corex sign.

Featuring:

- Corex holder finished RAL 9005.
Permanent vinyl background display.

This corex sign would replace the two existing corex signs in the same location. Non illuminated

ITEM 08A, 08B, 08C, 08D (Qty 04) LANTERN

Sutton A lantern.

Featuring:

- Warm white illumination.

Four lanterns to replace the existing lanterns which due to age and condition are no longer working. These would be in the same location and have warm white illumination

ITEM 09A - 09F (Qty 06) FLOODS

50W LED Slimline floodlight.

Featuring:

- Warm white illumination.
- Six replacement floodlight with warm white illumination

All illumination would be turned off outside opening hours

Listing

BISHOP AUCKLAND

NZ22NW COCKTON HILL ROAD 634-1/5/20 (East side) No.13 Green Tree
Public House

II

Public house. Dated 1900. Bright red brick with ashlar and faience dressings; pebble-dash rendered first floor and timber-framed gable. Roof plain red tiles, brick chimneys with ashlar dressings. 2 storeys, 4x3 windows with canted right corner. Bar front has ashlar pilasters and entablature framing elliptical arches with red faience voussoirs to central recessed panelled doors and flanking 4-light mullion and transom windows. Impost string between and sill string continuous over pilasters which have small segmental pediments on entablature. First floor has central canted mullion and transom bay window on leaf-carved bracket, and 3-light windows either side, all with coloured glass in leaded upper lights. Gable over bay window has barge boards and mace finial, and contains 4-light window. Canted right corner has blocked door under stone door hood with initials and date under cornice with segmental centre; 2-light window above; turret with 2-light window on has cornice and swept eaves to tall pyramidal roof with weather vane finial. Steeply pitched roof has swept eaves, long hip at right behind turret, and corniced ridge chimneys. Gabled le! return has double doors and overlight with glazing bars, window at le!; chimney projection from first floor flanked by small windows and rising through gable.

Listing NGR: NZ2096029082

Impact

The proposal will have a positive impact on the building and the existing street scene as the signage is in need of some sympathetic replacement. Care has been taken to keep the integrity of the building while maintaining and improving its use as a restaurant