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REVISION A



HERITAGE DESIGN & ACCESS STATEMENT

THE FRAME BREAKERS, RUDDINGTON

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THE FRAME BREAKERS

Located on the corner of Kirk Lane and High Street, The Frame Breakers was a beer house in 1868 and became fully licensed in 1880. Originally known as the Bricklayer's Arms changed its name to The Frame Breakers in 2015.

The name came from the roots of Nottingham's History. The Luddite movement of 1811-1816 led by the character of Captain Ludd, also known as King Ludd or General Ludd, the Luddites' alleged leader and founder. The word 'Luddites' refers to British weavers and textile workers who objected to the introduction of mechanised looms and knitting frames. As highly trained artisans, the new machinery posed a threat to their livelihood and after receiving no support from government, they took matters into their own hands.

Located in Ruddington Village, South of Nottingham. A traditional pub who takes pride in offering "proper beer & good food". The Frame Breakers recently came joint 2nd place in the Rushcliffe Best Pub Awards run by local MP Ruth Edwards. The Frame Breakers sits in the heart of the village and plays an active roll in the community.

SITE ADDRESS

The Frame Breakers,
23- 25 High Street,
Ruddington,
Nottingham,
NG11 6DT

DEVELOPMENT OBJECTIVES

The Frame Breakers has continued to grow and achieve commercial success, during a time in which many community assets have seen rapid decline. The outdoor seating area was invaluable in ensuring the continued operation of the pub during Covid.

The current landlords have identified an opportunity to grow the business further and enhance the offering from the pub to the community through two strategies, which will ensure the viability of the Frame Breakers for the future.

Expansion of the Restaurant and Bar:

- Creation of a new commercial kitchen.
- Increase the internal capacity of the venue
- New accessible family dining area.
- Retention of the original bar and lounge.
- Create a dedicated area of outdoor seating.

Serviced Overnight Accommodation:

- Provide serviced overnight accommodation for those visiting the area.
- With a focus on providing 4No. one bedroom self catering units.



SITE & LOCAL HISTORY

The photographs shown here are believed to have been taken during the 1910s (left) and 1960s (right), before the current white paint was applied to the facade of the building. The architectural features of the exterior of the property remain largely original and unaltered since the pubs construction during the 19th Century.

Referenced within the Ruddington and Conservation Area Appraisal Plan is the adjacent 1884 map, which shows a public house on this site, with nearby Malthouse.

By the start of 1900's the local hosiery works had developed some of the open orchard space and constructed a row of workers cottages. These cottages, known as 'Oliver's Row' where demolished by the 1970s, with this area of land forming part of the pubs curtilage.

Four planning applications have been previously submitted for the site:

1: 04/00306/FUL
Retain 3 acoustic hoods at ground floor on exterior of building

2: 13/02456/FUL (Permitted)
Demolition of plant room and fire escape stairs and construction of single storey rear extension to public bar with fire escape; erection of timber smoking shelter with outdoor seating area; screen wall/railings to Kirk Lane frontage

3: 14/01258/FUL (Permitted)
Replacement windows; extension to outdoor paved area

4: 22/00302/FUL (Approved)
Erection of temporary store room to the rear

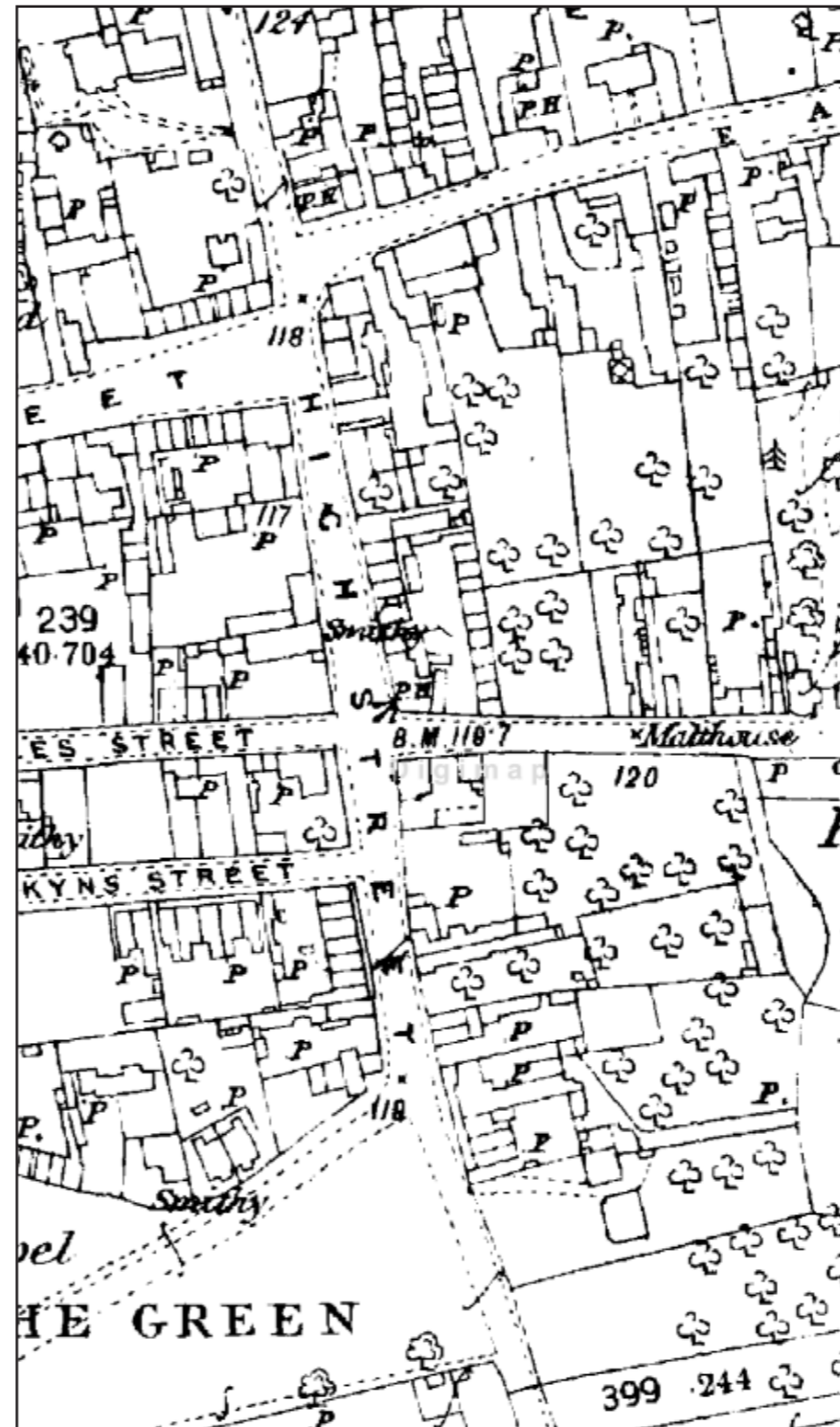
The historic nature of the village and buildings particularly along main street have played a vital role in the design of the proposed extension. The design aims to compliment the post industrial rural landscape and reflect on the history and vernacular found throughout the village.



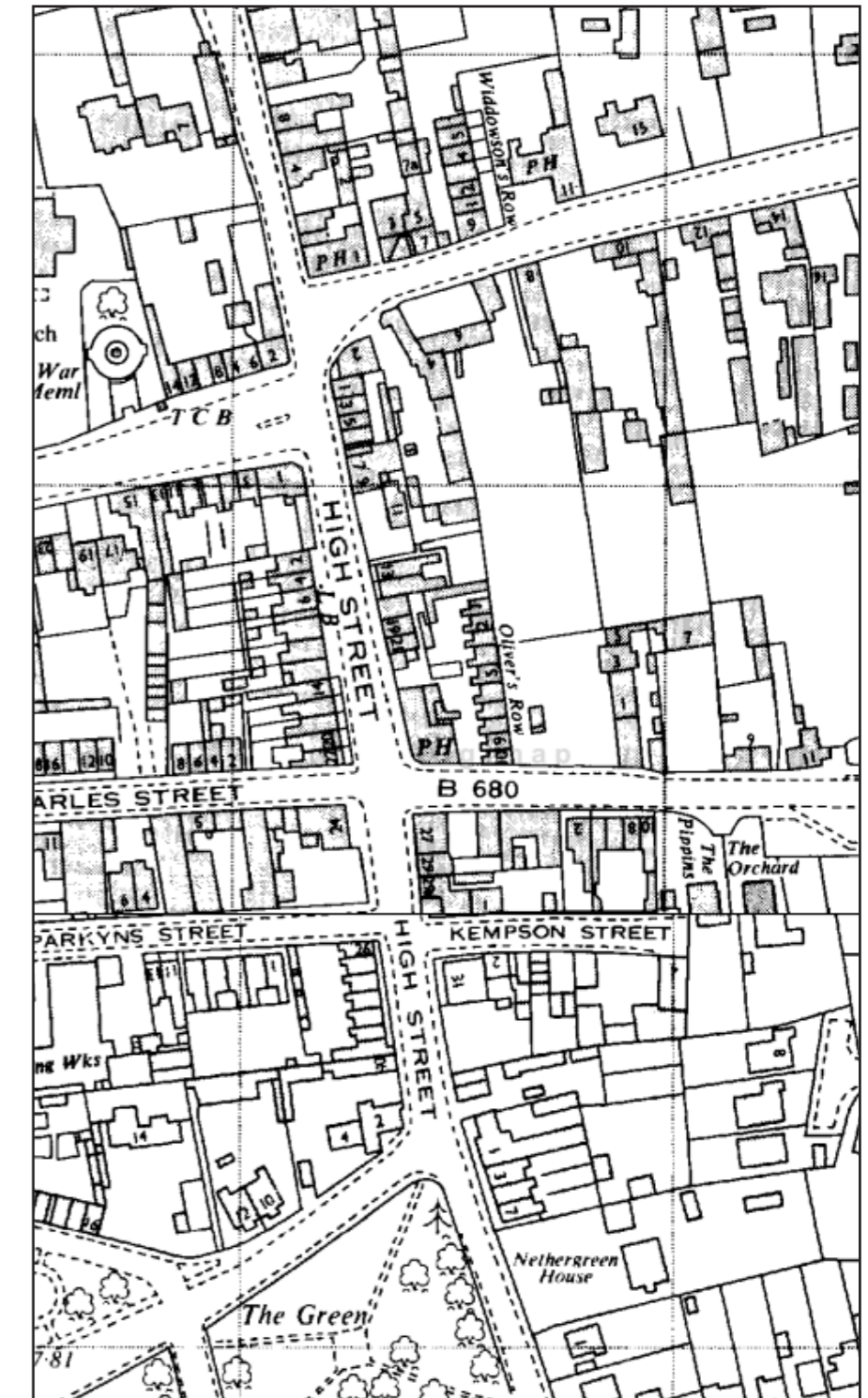
Ruddington High Street (c.1910)



Ruddington High Street (c.1960)



Map c. 1880



Map c. 1960



CONSERVATION AREA & DESIGN CHARACTER

Ruddington is described as having a dense village centre with many rows of small terraces each with chequered, or decorative, brickwork. The village has a distinct urban feel to the centre. Many buildings provide a strong link with the village's industrial past.

The public house Frame Breakers, previously known as the Bricklayers Arms, is not listed, but identified as a positive buildings with special architectural or historic character, within the Ruddington Townscape Appraisal.

Kirk Lane and Ruddington High Street are characterised by red brick terraced residential and commercial properties sharing a common design language of 19th century industrialist architecture found throughout Nottinghamshire. The white painted brickwork of the Frame Breakers stands in contrast, creating a dominant gateway into the village.

Whilst Kirk Lane is mentioned extensively in the conservation area report for its sylvan character, the Frame Breakers lies within a region of the conservation area report described as "The centre of the village... dominated by terraces and has a dense enclosed feel."

As the main functionality of the proposed extension is to support the pub, it is our view that the extension should be subservient in nature to the strong period architecture of the main building.

Whilst arched head windows are a common motif found in surrounding buildings, The Frame Breakers has entirely square structural openings for both windows and doors. One of the main features of the facade are projecting bay windows.

The traditional building materials within the Conservation Area are as follows:

Walls: Dominated by red brick. Chequered brickwork using Flemish Bond or other decorative detailing on terraces.

Roofs: Dominated by slate with some examples of clay pantiles.

Windows: Timber. Arched brick or stone lintels.



PLANNING POLICY CONTEXT

The proposed design for the site has been designed in the context of the local planning policies and the design and amenity criteria laid out in the Rushcliffe Borough Council Local Plan and the Ruddington Conservation Area Appraisal and Management Plan.

Due to the location of the site the visual impact of extending the property will have an impact on the street scene. The white painted brickwork of the existing property is a noticeable feature when compared to the other residences in the locality which are primarily red brick. The proposed works to extend the property will alter its importance in the street scene whilst reflecting this dominant style. It is not inappropriate to a building in this location, 'opportunity should be taken to re-establish the street scene, reinforce enclosure, open up distant views of landmarks or hide unsightly views' (RCAAMP 2015). It will also give the owner the opportunity to improve the already thriving business and improve accommodation in the area.

The previous proposal for this site was withdrawn following a lack of support from the conservation officer. The comments suggested that the previous design was "unsupported as it is unsympathetic and overly large", raising concerns over the visibility of the extension from surrounding roads. The officer requested that a revised design should "avoid flat roofs and flat roofs with a sloping valley" suggesting that "steeply pitched and/or hipped roofs that are stepped down from the existing building would be more in keeping." They also commented on the shape and mass of the building, suggesting that the "walls should be generally rectilinear in design and not concave or polygonal."

The officer commented on other aspects of the design such as the windows and chimney, stating that they are "not quite in keeping with the positive building." The chimney was described as "imposing" and should be reduced in size to reflect those associated with the positive building.

Additionally, comments were made on the proposal to remove the existing boundary wall, commenting that "the removal of a section of the masonry wall for replacement with a low metal railing would not be in keeping with the character and appearance of the conservation area".

EXISTING GROUND FLOOR PLAN THE FRAME BREAKERS, RUDDINGTON

LOCAL PRECEDENCE

Recently Approved Multi-Use Developments In the Ruddington Conservation Area.



7 - 9 High Street
Ruddington
Nottingham
NG11 6DT

19/01335/FUL. Construction of three storey mixed use building comprising retail (use class A1), financial and professional services (use class A2) and restaurant / café (use class A3) on the ground, first and second floors and offices (use class B1(a)) on the first and second floors only and the erection of entrance gates to the yard.



2 High Street
Ruddington
Nottingham
NG11 6EH

19/00907/FUL Demolition of a single storey brick storage building and construction of 4 ground floor retail units (A1, A2, B1 Use Class), 2 first floor office units (A2, B1 Use Class), 2 no. 1 bedroom apartments, 1 no. 2 bedroom apartments, and ancillary works to rear of 5-13 Church Street including replacement conservatory and new 1.5m high wall.

PEDESTRIAN ACCESS

There are currently three pedestrian access points into the Frame Breakers. Two from the public highway, and one private doorway at the rear.

The primary entrance is on the corner of Kirk Lane and High Street which leads into the bar area. The second is directly from the High Street and leads to the seated area of the bar. The third access point is at the rear of the property, leading from / to the outdoor seating area and car parking.

VEHICLE ACCESS & DELIVERIES

Vehicles access the rear parking area of the pub from Kirk Lane via a dropped kerb and a gap in the boundary wall.

Food deliveries are taken at the rear of the pub, whilst kegs are delivered on Kirk Lane via the existing barrel drop located in the pedestrian pavement.

There is a Refuse area for the commercial waste located at the rear of the pub, with bins brought to Kirk Lane on collection days.

VEHICLE PARKING

There is a tarmac area of outdoor space for vehicle parking, with spaces painted on for approximately 10 vehicles.

The outdoor area of the pub is typically not used for parking, but to accommodate outside seating. A combination of temporary marque structures and bench table seating create a pleasant community atmosphere which has been extremely popular during spring and summer months.

There is currently no provision for accessible spaces (as defined by the Building Regulations, 2020).







CELLAR

On this level:

+ Storage



Public House Use



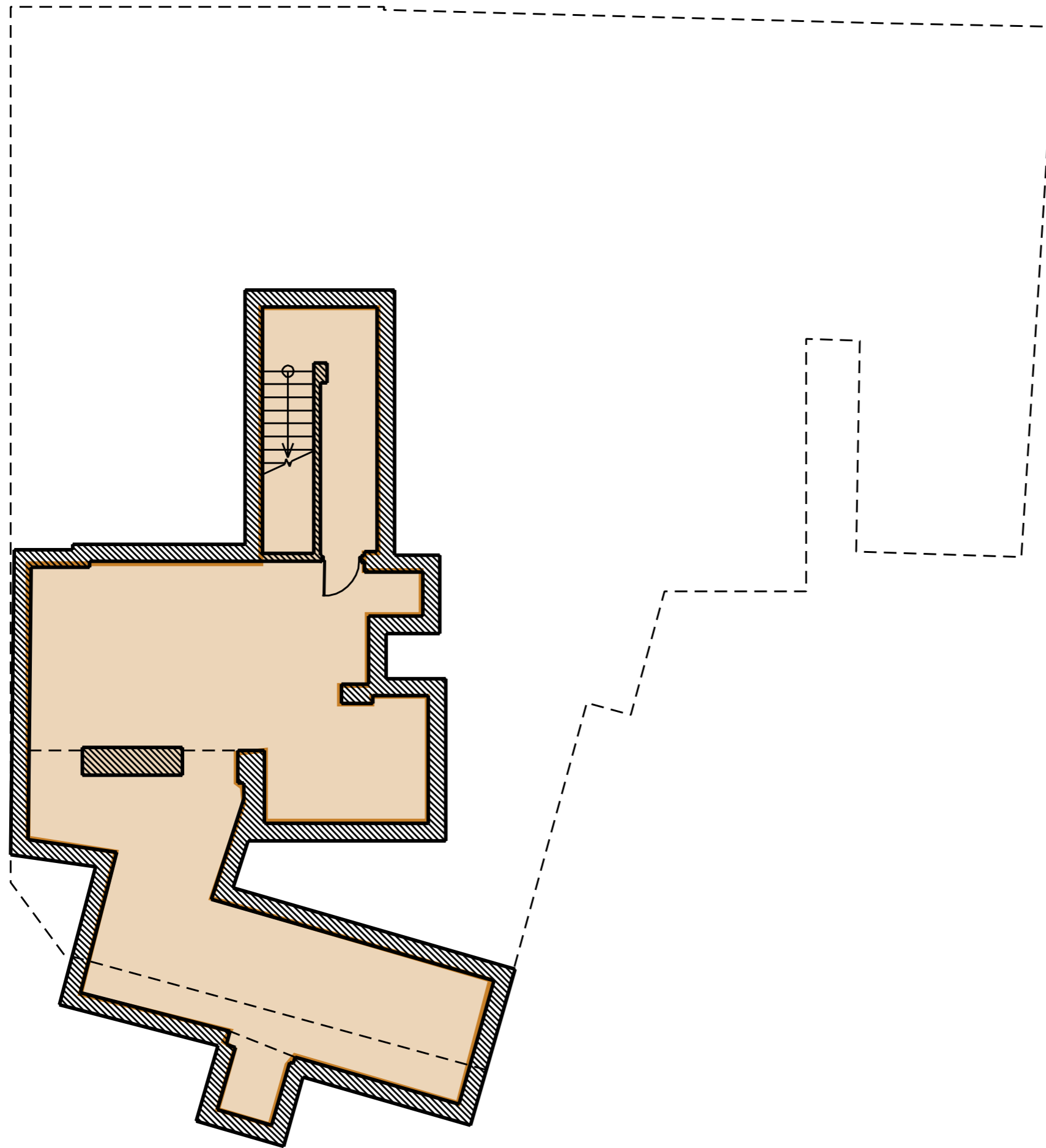
Serviced Accommodation



Storage / Laundry



Land Lords Accommodation





GROUND FLOOR

On this level:

- + Main Public Bar and Seating
- + Commercial Kitchen
- + Ladies Wash-rooms
- + Gentlemen's Wash-rooms
- + Access Staircase
- + Store Room



Public House Use



Serviced Accommodation



Storage / Laundry



Land Lords Accommodation





FIRST FLOOR

On this level:

+ Land Lord accommodation



Public House Use



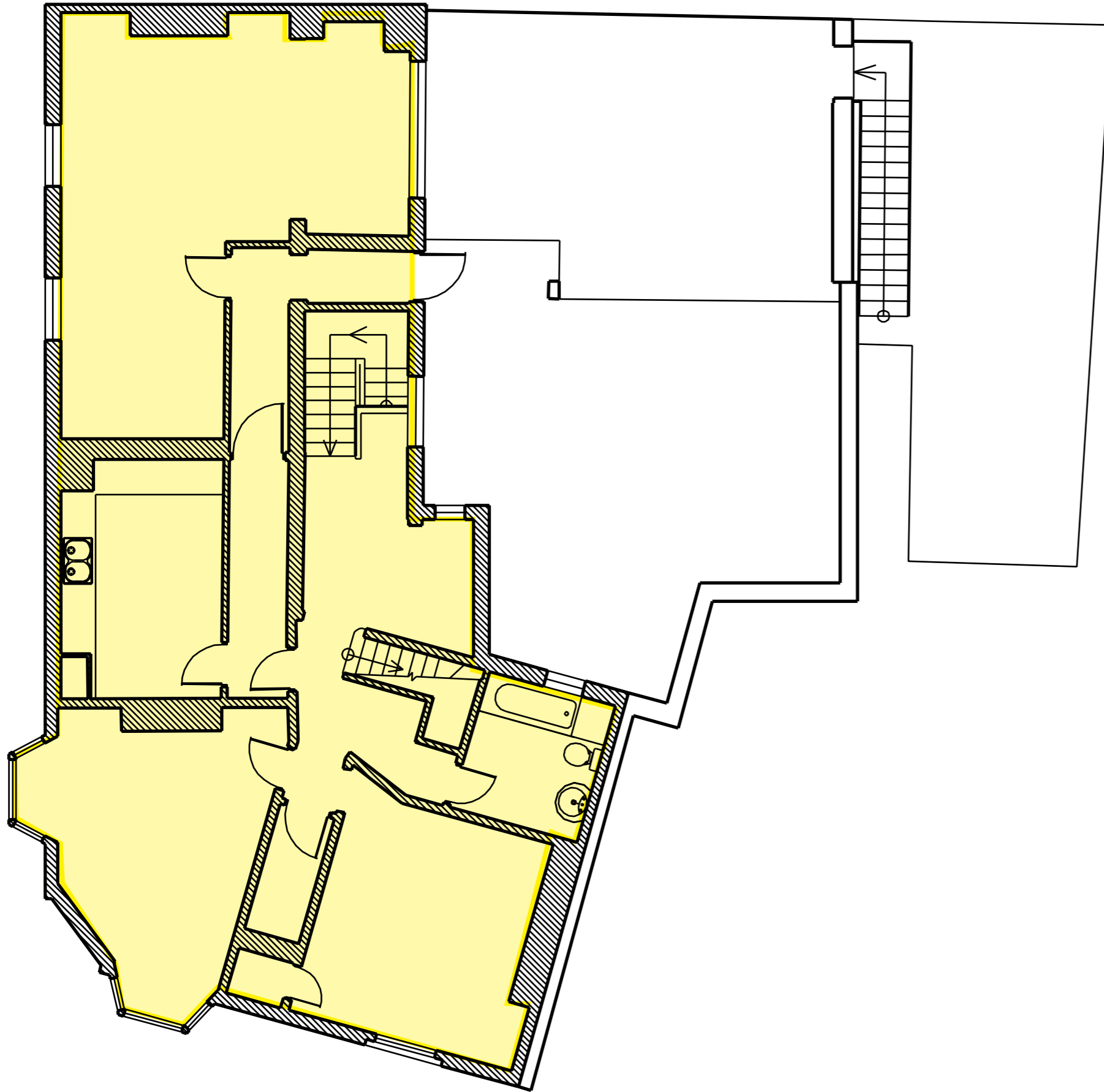
Serviced Accommodation



Storage / Laundry



Land Lords Accommodation





SECOND FLOOR

On this level:

+ Land Lord accommodation



Public House Use



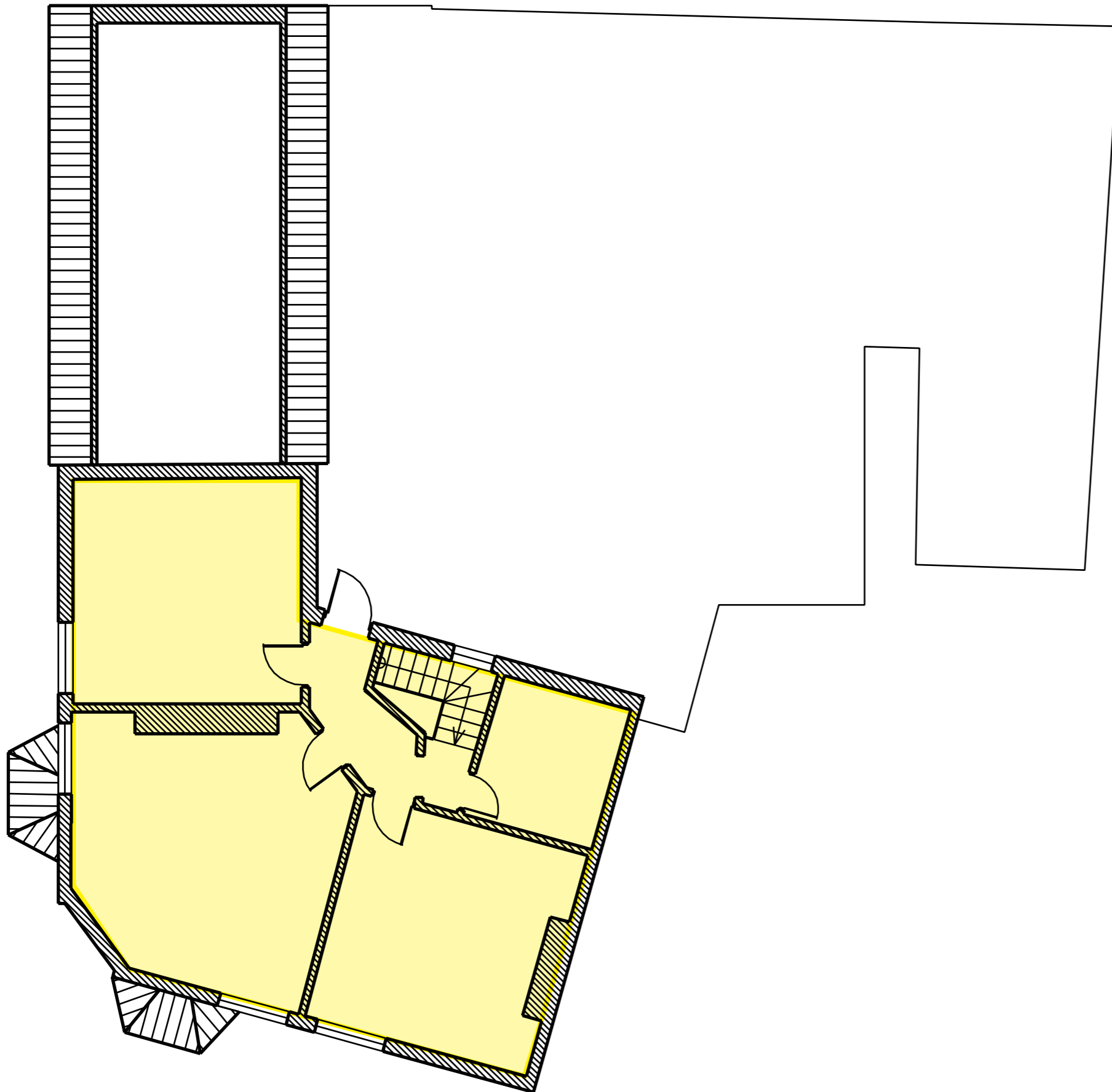
Serviced Accommodation



Storage / Laundry



Land Lords Accommodation





Above: CGI View of the proposed extension as seen from Kirk Lane

DESIGN INTENTION

The new design draws direct influence from not only the Frame Breakers architecture, but the wider context of Ruddington. The historic village has been remodelled, reformed, and re-purposed throughout its life, leading to a collective language of buildings and streets.

Window bays suspend themselves from the facades of buildings, chimney stacks identify residential use, feature glazing denotes entrances ways. All these architectural identifiers have been combined to produce this design. The facing materials are a combination of red brick and grey slate roofing, referencing neighbouring properties on the street. The stone cills and headers are also a recognisable feature of nearby buildings.

The pitched roof references that of the Frame Breakers and the gable end reflects other buildings commonly found throughout the village. An appropriately sized chimney can be found on the end of the extension, rising slightly above the pitch line, which houses the unsightly extract system from the kitchen.

On request from the conservation officer, the building has been limited to two storeys, keeping the extension subservient to the main building. Additionally, the adjacent section of extension has been stepped back slightly further than the rest, as seen on the buildings referred to on page 7. One section of the boundary wall has been removed to provide a new, accessible entrance. It's location is not thought to effect the nature of the boundary wall.



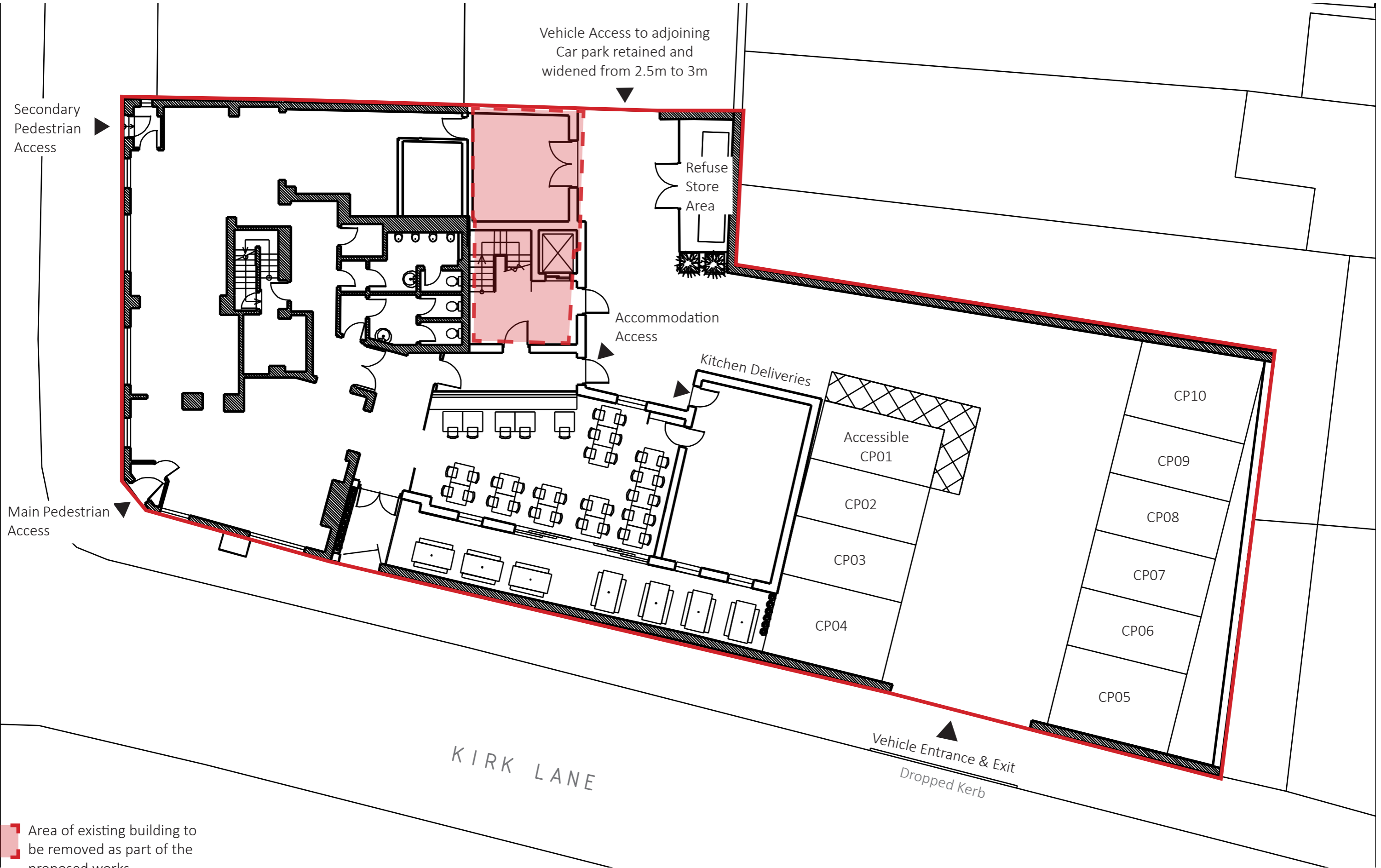
Above: CGI Street Level View from the High Street


DESIGN PROPOSALS



Above: Artist Impression of Restaurant Area

PROPOSED SITE PLAN



 Area of existing building to be removed as part of the proposed works.

PEDESTRIAN ACCESS

The two existing pedestrian entrances from Kirk Lane and High Street into the original building will remain unaltered by the proposals. A third public entrance from the rear of the property will be created, creating suitable access to the outdoor spaces.

VEHICLE ACCESS & DELIVERIES

Vehicles currently access the rear parking area of the pub from Kirk Lane will remain unaltered by the proposals.

The repositioning of the commercial kitchen will improve ease of access for deliveries, with double doors opening directly onto the car park.






VEHICLE PARKING

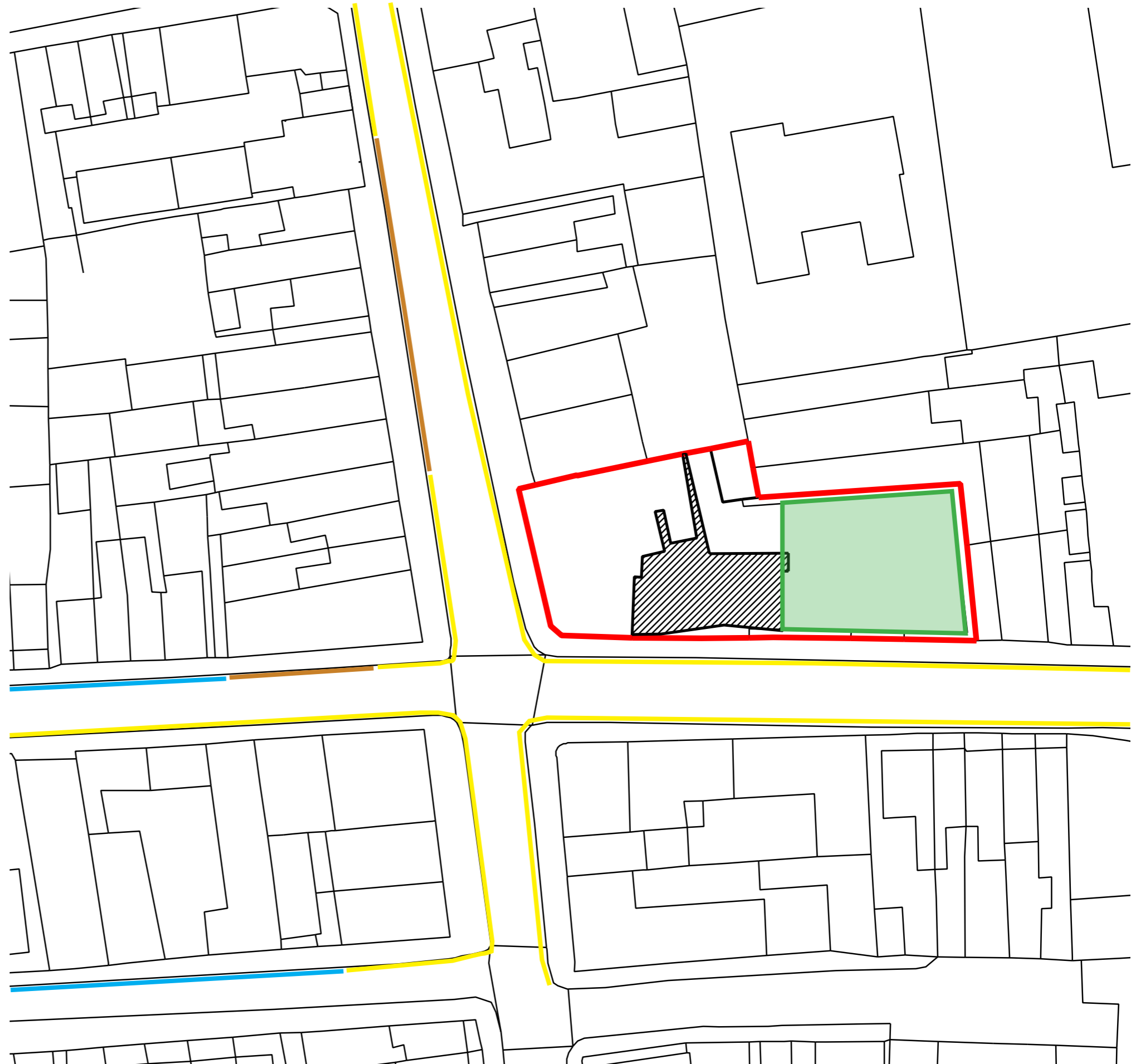
Whilst there is a net loss of available outdoor space by the development, the design proposals look to enhance to outdoor amenity.

The vehicle parking provision will be enhanced by clearly painted bays, and the creation of 2 additional spaces, including 1 No. Accessible parking space.

Priority allocation of the available parking spaces will be given to those staying overnight, minimising any parking on neighbouring residential streets.

PARKING KEY

-  Frame Breakers Car Park
-  No Parking (Double Yellow Lines)
-  Free On street Parking (2hrs No return within 1hr)
-  Permit Holders Only
-  The Frame Breakers Site







GROUND FLOOR

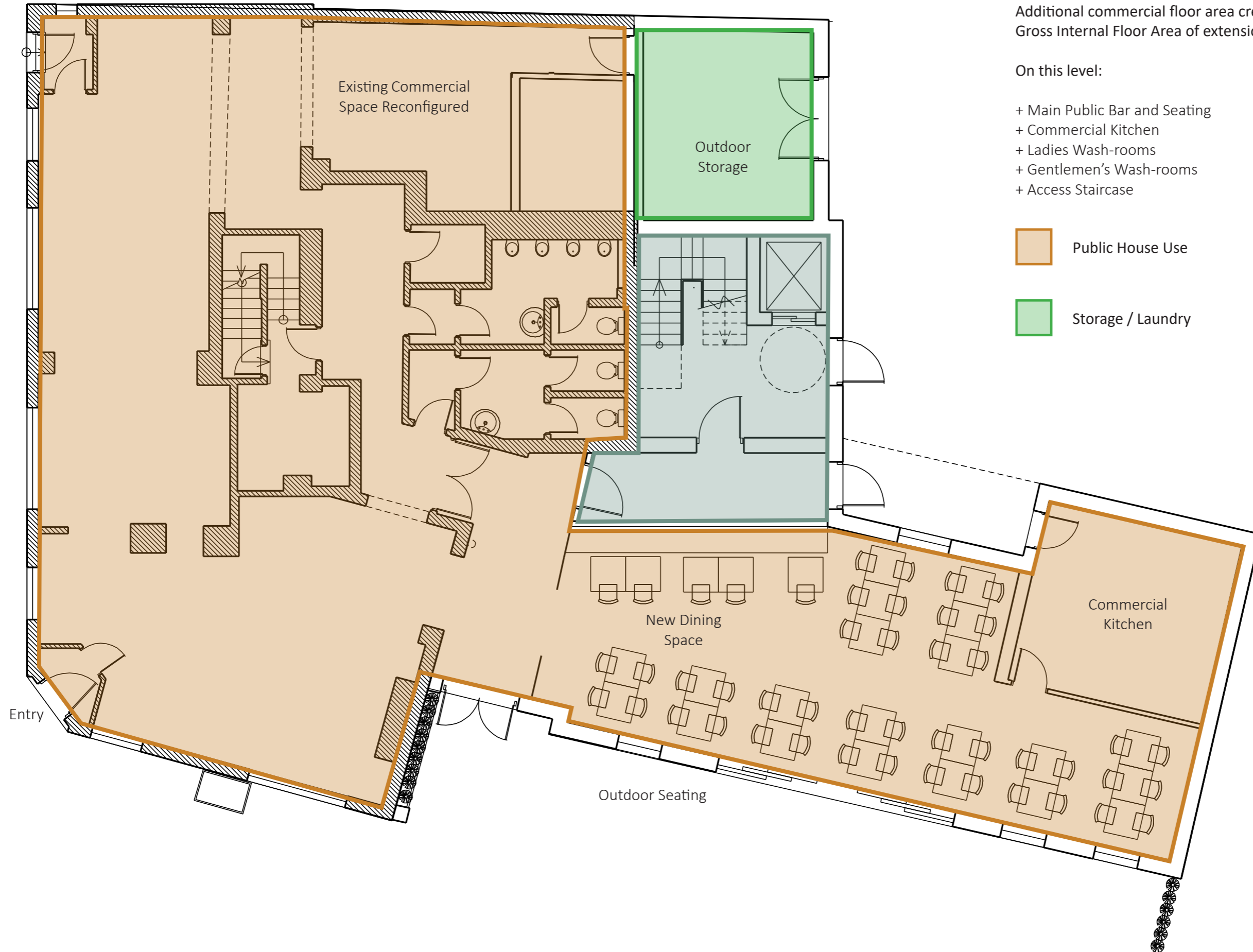


Area of Existing Building Demolished = 78 sqm
 New Build External Floor Area = 170 sqm
 Additional commercial floor area created = 124 sqm
 Gross Internal Floor Area of extension = 151 sqm

On this level:

- + Main Public Bar and Seating
- + Commercial Kitchen
- + Ladies Wash-rooms
- + Gentlemen's Wash-rooms
- + Access Staircase

	Public House Use		Serviced Accommodation
	Storage / Laundry		Land Lords Accommodation



FIRST FLOOR



New Build Internal Floor Area = 214 sqm
New Build External Floor Area = 235 sqm

On this level:

Existing Landlords Accommodation

4 No. 1 Bedroom Rooms

- Public House Use
- Storage / Laundry
- Serviced Accommodation
- Land Lords Accommodation

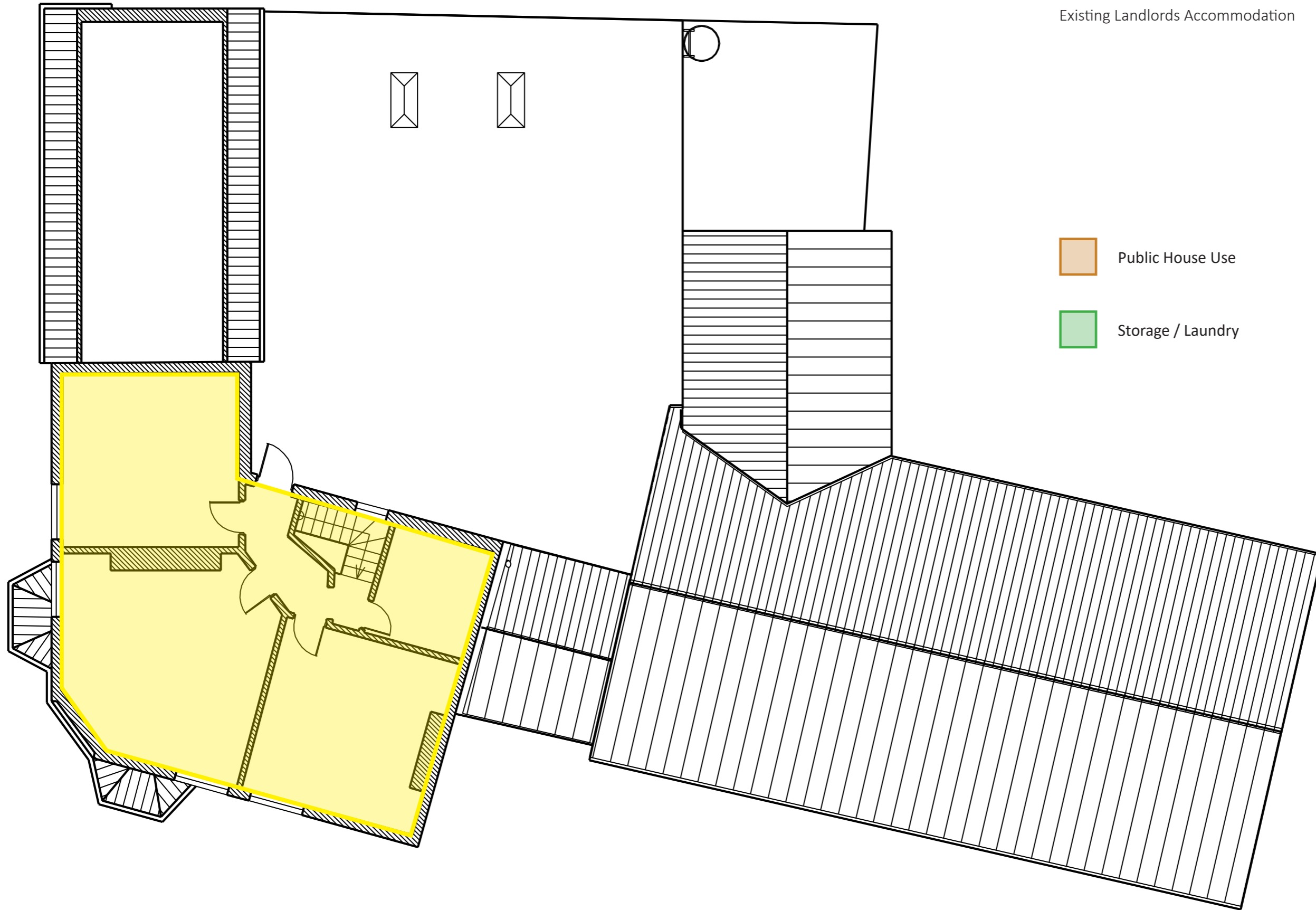


SECOND FLOOR



On this level:

Existing Landlords Accommodation



- Public House Use
- Storage / Laundry
- Serviced Accommodation
- Land Lords Accommodation

MATERIALS

The proposed facing materials have been chosen to reflect the character of the local area, referencing not only the Frame Breakers pub, but also other local buildings.



Grey Slate Roof



Facing Brickwork
Wienerberger Oast Russet Sovereign Stock. Waterstruck Face.



Sandstone Window Headers



Anthracite Windows
Double Glazed Anthracite Aluminium Window and Door Packages



SUSTAINABLE DESIGN & CONSTRUCTION

Conscious environmentally considerate design strategies have been a focus of the proposed development.

A multi-faceted approach, incorporating a combination of practices will help create environmentally friendly and resource-efficient building.



Energy Efficiency

Incorporate passive design strategies like insulation, natural ventilation, and daylighting to reduce the building's energy consumption.

Utilize energy-efficient appliances, lighting fixtures, and renewable energy sources.



Sustainable Materials

Considered material selection with preferences towards recycled or reclaimed materials, sustainably sourced timber, and low volatile organic compounds in paints.



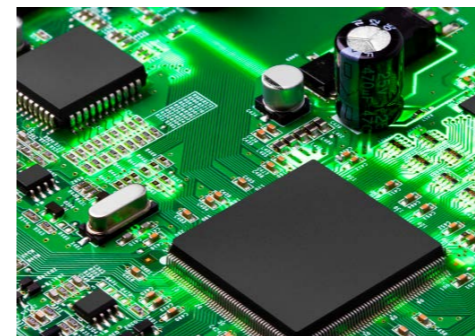
Water Conservation

Implementation of water-saving techniques like dual-flush toilets, low-flow faucets, and rainwater harvesting systems. We are also considering using graywater systems to reuse water from sinks and showers for non-potable purposes.



Green / Sedum Roof

Install green roofs to enhance insulation, improve air quality, reduce stormwater runoff, and provide additional green spaces. These features can help mitigate the urban heat island effect and provide habitat for local wildlife.



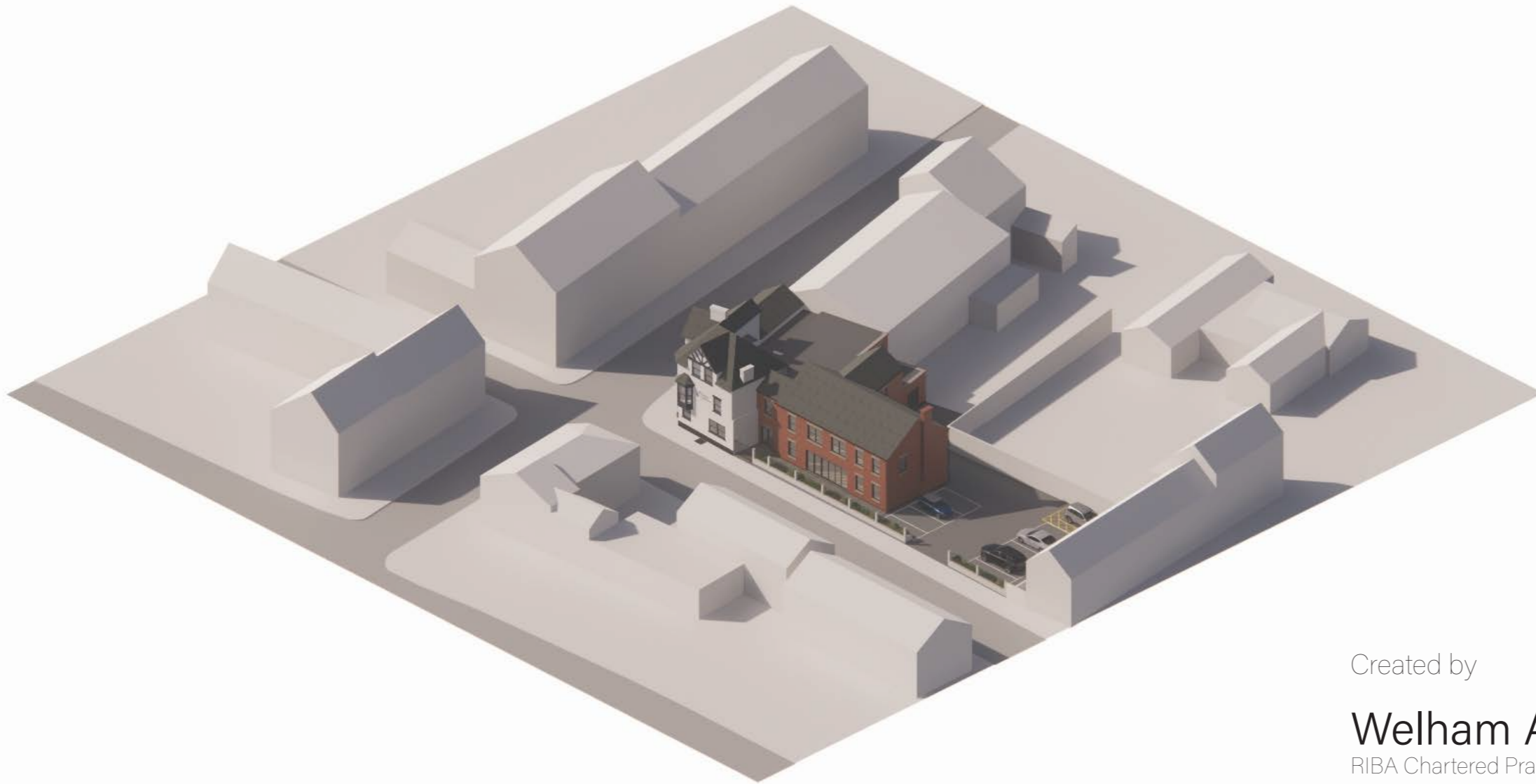
Smart building Technology

Utilize building automation systems to monitor and optimize energy use, lighting, heating, and cooling. Smart controls, occupancy sensors, and programmable thermostats can help regulate energy consumption based on occupancy and user preferences.



Waste Reduction and Recycling

Minimize construction waste by planning effectively, reusing materials when possible, and recycling or repurposing waste materials. Integrate waste management systems during the construction process.



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