

Alterations to
The Old Passage Inn, Arlingham
DESIGN & ACCESS STATEMENT

Job ref: 22089

Date: August 2023

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1.0 Introduction

1.1 General Introduction

This application seeks full planning consent for alterations to the car parking, kitchen, living accommodation and external seating at The Old Passage Inn, Arlingham.

1.2 History

www.gloucestershirepubs.co.uk gives the following information:

“.....an inn named The Passage House stood here from at least the C17th, possibly earlier, forming part of the Arlingham Court Estate. In 1802 it was renamed as The Three Mitres, and continued to thrive on the coaching routes (evidenced in Paterson’s Roads) and livestock droving route across the river here. At that time the site had coach houses and livery with the equivalent at Newnham on Severn, which is 400 metres away on the opposite bank of the river, with passengers changing stage coaches and crossing by ferry.

In the late 1840s The Three Mitres was demolished and a slightly smaller replacement inn was built on the site resulting in it being given the name of The New Inn.

Since 1968 it has been more familiar as the Old Passage Inn. In the 1850s the Arlingham Court Estate was sold to the wealthy Robert Stayner Holford of Westonbirt estate who created the arboretum there (see also Hare & Hounds, Westonbirt). In 1919 when [REDACTED] sold the Arlingham Court Estate in lots The pub became known as the Old Passage Inn in 1968.”



Image: [REDACTED] from www.gloucestershirepubs.co.uk



Image: from www.gloucestershirepubs.co.uk

2.0 Site and Surroundings

2.1 Location

The Old Passage Inn lies to the west of Arlingham next to the River Severn. It is set back approximately 75m from the River Bank

2.2 Context

The property lies within the Arlingham Conservation Area with farm buildings to the east and the pub carpark (for circa 18 vehicles) and open fields on the other side of the road to the south.

It is outside the Settlement Development Limits for Arlingham.

The site lies within flood zone 3.

2.3 Topography, Landscape and Trees

At ground floor level (the main entrance from the road), the south and west elevations of the pub lie a few steps above road level which is approximately flat in front of the pub. The site then drops away from the road to the north so that the garden lies at lower ground floor level. The north and east elevations

There are some trees and shrubs along the east and north boundaries and some low level decorative conifer hedging in the garden to the north and west sides of the pub. The pub garden is a managed landscape which is mostly laid to lawn.



The Old Passage Inn

Google Satellite Image

2.0 Site and Surroundings

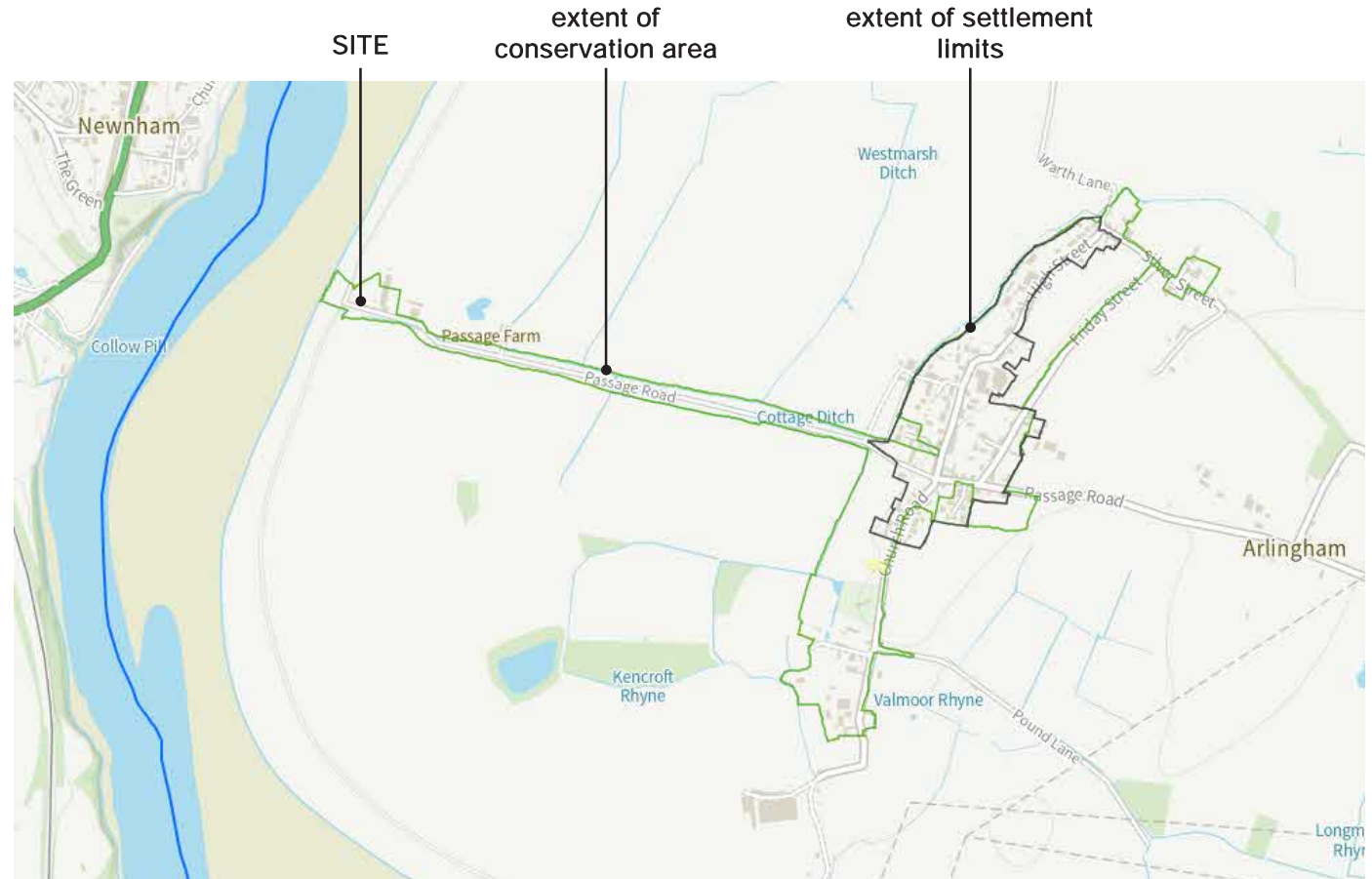
2.4 Heritage and Conservation

The property lies at the west end of the Arlingham Conservation Area. The conservation area does not have an adopted Conservation Area Statement.

At the front of the pub is the Grade II Listed Milestone (see below) which is described as follows:

ARLINGHAM SO 61 SE at NGR 69671131 1/3 Milestone at the Old Passage Inn II Milestone. Probably C18. Single rounded stone slab, slightly tapering, approximately 1.5m high, with bench mark but no inscription or obvious fixings for plate. One of a series along road from Frampton on Severn to Arlingham, ending here at Arlingham Passage.

Listing NGR: SO6956911316



Arlingham Conservation Area & Settlement Limits

Arlingham Milestone

2.0 Site and Surroundings



East facing (river) elevation #1



East facing (river) elevation #2



South facing (road) elevation #1



South facing (road) elevation #2



North and east facing elevations #1



North and east facing elevations #2



North and west facing elevations



Courtyard north elevation



West facing elevation

3.0 Design Proposal

3.1 Design Proposal

There are four elements to the design proposal:

1. Parking - given the location of the pub, most people travel by car which means that the existing pub car park to the south (circa 18 spaces) is not sufficient to cater for the number of visitors necessary to make the pub a viable business. This means that once the car park is full, visitors will park on the side of the road (which is already a single carriageway). As the pub garden is very large, it seems logical to create additional parking in the area least likely to be used by visitors i.e. the east boundary. The proposal is to create an additional 21 spaces in this location accessed via the existing entrance in the south-west corner of the site.
2. Kitchen - the existing kitchen is restricted both in terms of its floor area and its ceiling height. The proposal is therefore: a) to demolish the single storey lean-to structure at the west end of the pub and re-build it as two-storey to create additional floor space for the kitchen; and b) to raise the height of the roof over the kitchen by circa 750mm to create a more usable kitchen space with the extract being located in the roof void rather than restricting head height in the kitchen. It is important to note that the footprint of the pub will not change as a result of these alterations.
3. Living accommodation - a refurbishment of the living accommodation at lower ground floor level under the kitchen. This element is straightforward and sits entirely within the existing footprint.

4. External seating - the intention is to remove the rather functional looking existing pergola on the east side of the pub and replace it with a better designed lean-to roof which will complement and improve the appearance of the pub.

3.2 Materials

The proposed palette of materials will match those of the existing pub.

3.3 Ecology

Refer to the PRA / PEA by Wildwood Ecology.

3.4 Flooding and Drainage

Refer to the FRA by Amber Planning.

3.5 Landscape

In order to create the car parking, one shrub and an area of multi-stem shrub will be removed in addition to the formal hedging adjacent to the north exit from the lower ground floor. An area of grass will also be laid to gravel in order to create the parking spaces.

The remainder of the soft landscape around the pub will remain unchanged as managed landscape.



The east boundary of the site

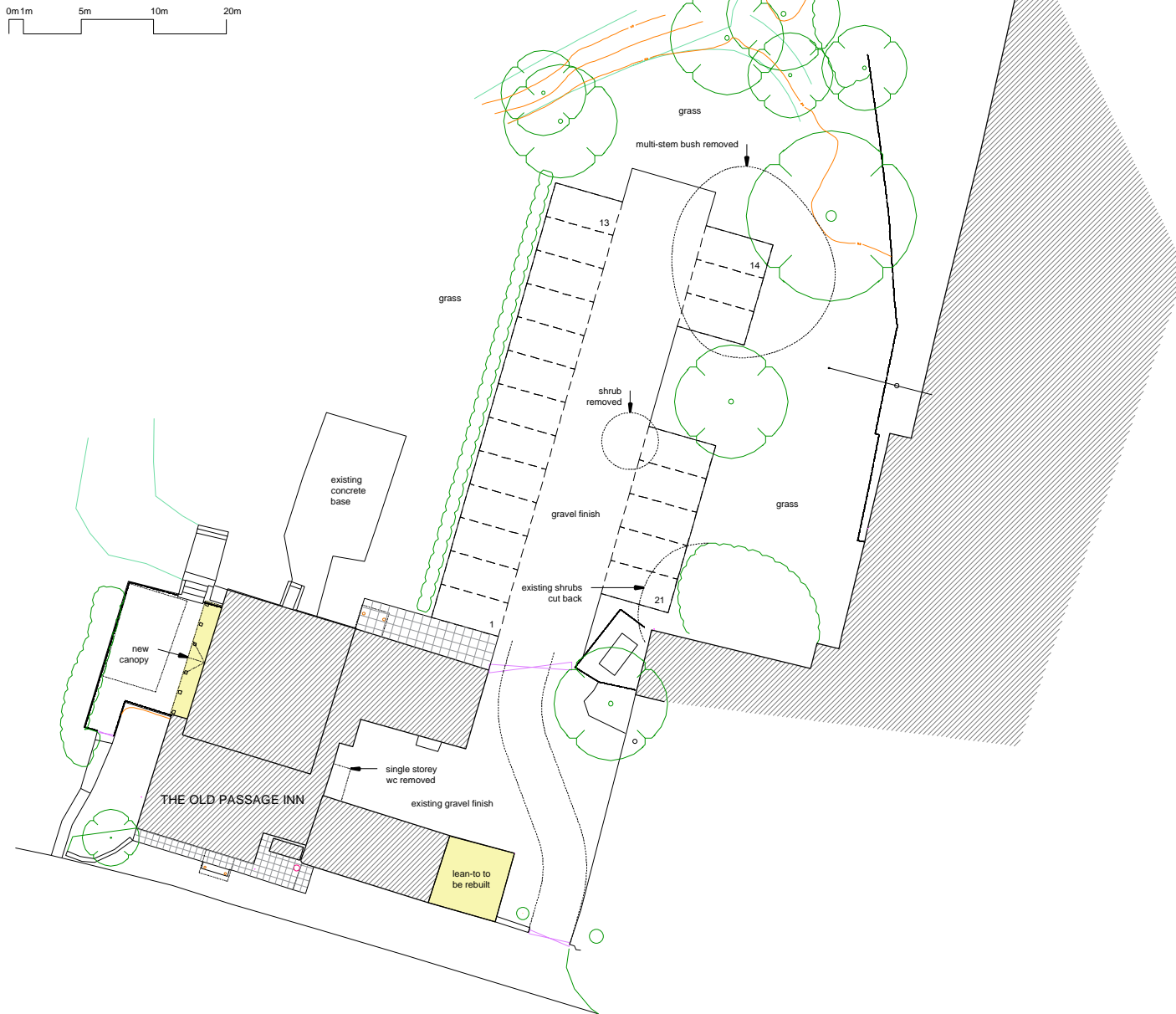


Looking from the entrance to the north boundary



Looking south-west across the site

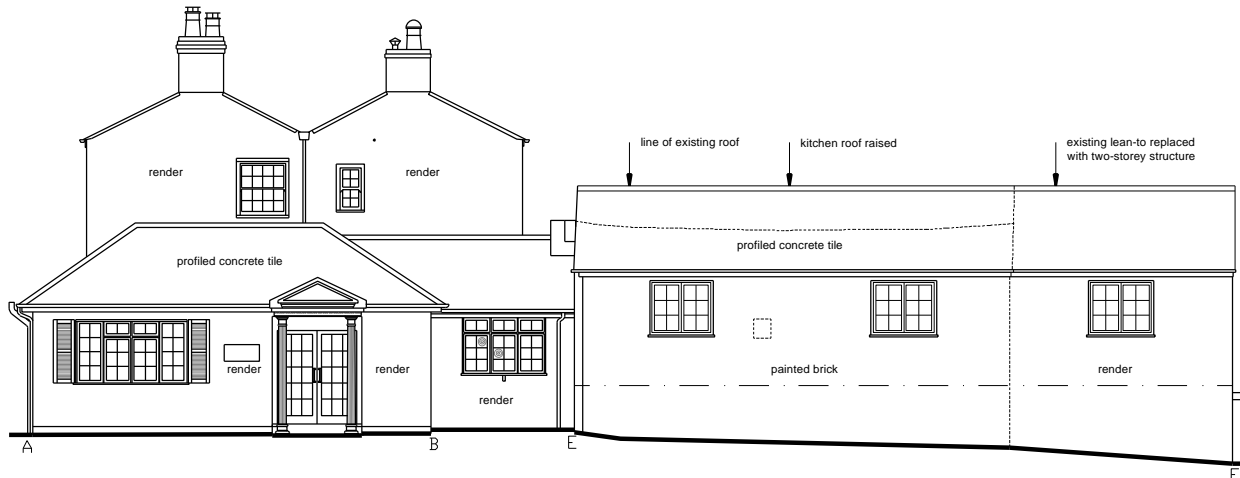
3.0 Design Proposal



3.0 Design Proposal



THE OLD PASSAGE
EXISTING FRONT/SOUTH-WEST ELEVATION
DATUM 6.00m A.O.D.



THE OLD PASSAGE
PROPOSED FRONT/SOUTH-WEST ELEVATION
DATUM 6.00m A.O.D.

Existing and Proposed South Elevation

4.0 Impact and Conclusion

4.1 Impact

The impact of each element is discussed below and it is important to note that the footprint of the pub will not change:

Parking - in that additional parking is required to prevent customers parking on the roadside, the area of least impact on the Conservation Area is located at a lower level against the east boundary of the site. The moving of cars from the roadside into this area would be beneficial to the Conservation Area.

Kitchen - the changes to the kitchen result in the addition of circa 18 sqm of accommodation at ground floor level at the east end of the south wing and an increase in ridge height of circa 750mm. Although this results in an increase of building volume (but not footprint), the kitchen wing is still in proportion with and subservient to the main three-storey pub building. The removal of the existing dilapidated lean-to extension is beneficial to the appearance of the Conservation Area.

Living accommodation - as this element of the works is purely a refurbishment, its impact on the Conservation Area is negligible.

External seating - this part of the works involves removal of a rather unsightly functional pergola and its replacement with a roof extension that is more complementary to the existing building. This would be beneficial to the Conservation Area.

4.2 Conclusion

Given the above, it is reasonable to conclude that the proposal will not have a negative impact on the Conservation Area or the setting of any of the nearby Listed Structures. It is therefore respectfully recommended that Stroud District Council has sound justification to approve this application.