

DESIGN & ACCESS STATEMENT

PROJECT	Blue Ball, Exeter			designmanagementpartnership No.2 Centre Court, Pontypridd, CF37 5YR +44(O)29 20644829 mail@designmanagementpartnership.com www.designmanagementpartnership.com	
CLIENT	St Austell Brewery				
DATE	30.10.23	REV			
JOB No	23.026	DRAWN	RD		

Item
Site Blue Ball Inn Road from Clyst Road to Sidmouth Road Sandygate Exeter EX2 7JL Client: St Austell Brewery

Introduction
The Blue Ball Inn is a 17th Century thatched pub and restaurant with accommodation in Sandygate on the edge of Exeter, Devon. The building stock comprises upon a series of additions to the 17th Century element of the pub with various flat roof extension add ons. The pub has a large beer garden, children’s play area and car park. It is considered to be one of the prettiest pubs in the area.

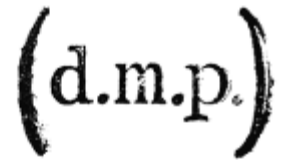


Front Road side elevation

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Side Elevation taken from the beer garden

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Rear elevation showing the existing covered structure

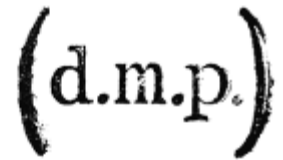
The Site and Surrounding Area

Located near the Sandypark roundabout in close proximity to the Sandy Park stadium alongside the M5 motorway. The pub is largely surrounded by fields with a small amount of houses located on Clyst Road and Old Rydon Lane surrounding the pub. The nearest parish to the Blue Ball Inn is Clyst St Mary which is a small village and civil parish three miles to the east of Exeter on the main roads to Exmouth and Sidmouth in East Devon. The pub is located 1.1miles from the centre of Clyst St Mary.

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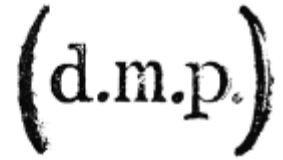


Taken from Google Earth 30.10.23

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Listing and Conservation Area

The site is not listed nor located in a conservation area.

Flood Risk

The property is located in an area deemed to be in a medium risk area for risk of flooding due to surface water run off meaning that there is between 1% and 3.3% risk of flooding each year. The pub is located in the LLFA Devon area. It is in a very low risk flood area for risk of flooding due to rivers and sea and flooding from reservoirs or groundwater is unlikely in this area.

The Application Proposal

The proposal seeks permission to provide a new orangery style restaurant extension to the rear of the property in lieu of an existing external covered area which is currently redundant.

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The current flat roof timber clad extension is set up for use as an external covered area and an extension to the restaurant. H this has limited use due to not being conditioned internal space. The tenant who is currently running the operation on behalf of St Austell Brewery, wishes to increase the restaurant capacity to cater for guests often turned away due to lack of space.

The pub and restaurant also caters for guests staying in the 4 letting rooms situated above the pub. Due to it's proximity to Sandy Park rugby stadium, the pub is extremely popular and often at capacity.

The proposal looks to remove the existing structure and provide a larger and lighter restaurant space and as a consequence a new retaining wall to the existing sloped bank of the garden.

The nature of the location of the extension reduces the visual impact from the roadside with the orangery being largely viewed from the garden elevation, which is set back from the front of the pub and elevated below the bank.



Example of proposed orangery style extension

Photographic Record

Photos taken on the 17th August 2023

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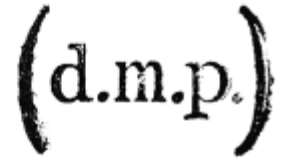


Photo taken inside the flat roof extension looking out on to beer garden – shows sand bags due to surface water run off

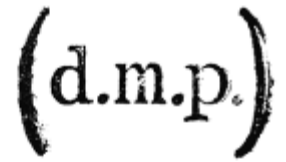


Photo taken inside the flat roof extension looking out on to beer garden and to the right sliding barn door access to patio area – shows sand bags due to surface water run off

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View from underneath the current flat roof extension looking back towards the access doors into the pub

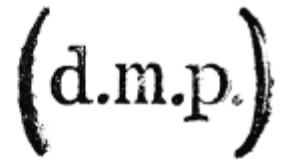


Rear view on to the rear of the property looking down from the stepped patio area

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Rear view on to the rear of the property looking down from the stepped patio area

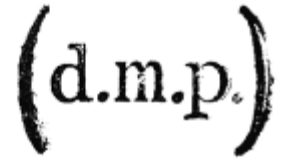


View from the road side elevation to the side of the existing flat roof extension

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View from the road side elevation to the side of the existing flat roof extension

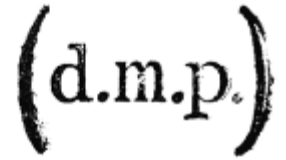


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View from the beer garden on to the side elevation

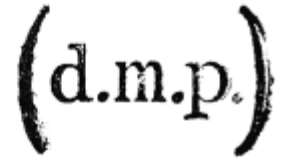


View from the beer garden on to the top of the existing flat roof extension

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Roadside elevation looking back towards the proposed location of the extension

Appearance

To be built using a brick lower wall with rendered blockwork to the upper sections with UPVC traditional style windows and a flat roof with a central roof lantern.

The extension is set to the rear of the property and visually obscured from the road side by an existing flat roof lobby extension. The main view of the orangery style extension will be from the garden elevation which steps down below the garden.

The proposal will provide an enhancement to the building in removing the current flat roofed, timber clad extension which provides no design merit and visual appeal to the additions to the existing 17th Century section of the pub.

Policy

The relevant planning documents are

- Adopted Core Strategy Development Plan for Exeter City Council adopted since 21.02.2012
- The NPPF

Adopted Core Strategy

1. Recreation and leisure 2.34 notes the Exeter Chiefs national level sports team and their stadium and the importance of this within the city. – the Blue Ball Inn is located within a stones throw of the stadium and provides amenities for the large amounts of tourism and visitors that attend this venue.
2. Item 4. Providing for Growth – objective 2 – develop the potential for economic and commercial development.
3. Item 4. Providing for Growth – objective 4 – provide and enhance retail, cultural and tourist facilities
4. Item 4. Providing for Growth – objective 6 – Meet community needs
5. Item 4. Providing for Growth – objective 9 -achieve excellence in design – improving the existing additions in building stock to the original 17th Century building

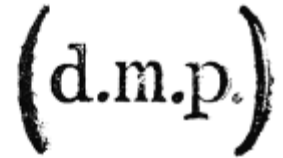
National Planning Policy Framework (NPPF)

- 1.1. Paragraph 93 of the NPPF states that to provide the social, recreational, and cultural facilities and services the community needs,

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planning policies and decisions should:

- Plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.
 - Take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community; and
 - Ensure that established shops, facilities, and services are able to develop and modernise, and are retained for the benefit of the community.
- 1.2. In determining applications, the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (Paragraph 126).
- 1.3. NPPF Paragraph 130 states that planning policies and decisions should ensure that developments, amongst other things, are visually attractive as a result of good architecture, layout, and appropriate and effective landscaping, create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 1.4. Whilst written within the context of assessing heritage proposals, it should be noted that the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance (Paragraph 194).

Landscaping

This scheme will look to step into the existing sloped bank to the garden back in order to provide a retaining wall to reduce impact of surface water run off which currently causes problems to the existing area where the extension is proposed.

Scale

This scheme will slightly increase the footprint of the building as it is larger than the current flat roofed external dining extension, but overall is of minimal impact to the general scale of the building stock.

Access

Access into the main part of the building will not be altered. There is an existing accessible entrance to the right hand side of the roadside elevation with stepped access to the left hand side. The new extension will provide level access from the current restaurant to the proposed new restaurant extension.

Environmental Sustainability

Materials will be sourced from sustainably responsible suppliers and used in such a way as to reduce and waste generated as much as possible.