



# HERITAGE DESIGN AND ACCESS STATEMENT

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## THE CAUNTON BECK

Caunton,  
Newark, NG23 6AB

16.10.2023



jda

## 4.0 INTRODUCTION

John Dixon & Associates have been appointed by the applicant / owners, Mr and Mrs D. Sargent, to prepare the following Heritage Design and Access statement in support of a full planning application for a flat roof extension to the trade area with an extended lobby and DDA access at The Caunton Beck, Caunton. The proposal also covers alterations to the garden area to the front of the property.

The Caunton Beck (currently signed as The Beck at Caunton) is a Public house and restaurant in the conservation area of Caunton, Newark. The original building dates back to around the 16<sup>th</sup> century where it served as a local hostelry. Front and rear pitched roof extensions were added in the late 20<sup>th</sup> century.

The proposal is a flat roof extension bridging between two of the 20<sup>th</sup> century extensions to the front elevation of the property and would only be visible from the carpark. The 'orangery' will include 4No. glazed skylights and a full elevation of frameless bi-fold doors, the aim being to keep the new structure lightweight in appearance against the original property but allowing the owners to ensure the business is successful and viable for the future. Accessibility being at the core of the values of the new proposals, a DDA accessible entrance and extending lobby will increase to the circulation and usability of the property. A property that aims to be a fresh produce establishment supporting the local area and local suppliers; alongside a bar area with a premium drink offering. The proposals aim to establish the premises as a successful & sustainable community facility for the long term while maintaining the integrity of the setting, conservation area and heritage assets.

This statement evaluates the site and its context, to record the local character and circumstances. It provides a description of the proposals and explains the principles and concepts that have informed the design development to date.

The statement is submitted in accordance with the requirements of The National Planning Policy Framework (NPPF, sept 2023) issued by the Department for Levelling Up, Housing and Communities. Local Planning Policy Documents have been reviewed and their recommendations have been included within the design.

## 4.0 DESIGN COMPONENT

### 2.1 Amount:

The development includes the following summarised works, additional information can be found on the accompanying drawings and supporting documentation:

- Flat roof extension of trade area between existing 20<sup>th</sup> century extensions, flat roof to include 4No. flat glazed skylights and a full elevation of frameless glazed bi-fold doors.
- Extended lobby included within the flat roof extension and canopy, new entrance doors to be oversized glazed doors with aluminium frames.
- Parapet roof with integrated drainage channels, to also act as a screen from the front elevation to the new skylights.
- Existing wall to be extended up to form a new parapet and gully guttering system to take existing roofing line.
- Existing double doors to bar area to be removed and infilled. Infill brick to match existing in style, colour, and size.
- Garden area to be extended out with the addition of a curved brick entrance wall.
- External area enhanced with addition of a heated timber pergola with lighting and landscaping.
- Internal trade spaces linked with 2No. existing windows removed, cill dropped and repurposed as doorways into the new extension.

### 2.2 Layout:

The works to the public house are intended to be sensitive and sympathetic to the structure, finishes and character of the existing building. Where works are visible externally the surroundings have been considered and the influences have been incorporated in our proposals to ensure the atmosphere and qualities of the existing context are maintained.

The alterations aim to ensure the viability of the existing use, which will in turn prolong the life of this establishment through regular maintenance and occupation. The extension of trade space will provide more choice of seating to the customer, connecting them to the external areas within the beautiful conservation area of Caunton. To run a successful restaurant from this business the ability to offer flexible seating is paramount to the experience the owners want to create for all visiting customers. A community hub for those living in the area, a destinational attraction to encourage tourism from outside the area and an opportunity to preserve the buildings potential in a currently unstable hospitality climate.

### 2.3 Scale:

The existing building frontage and historic addition of extensions has directly influenced the design of the new extension. To preserve the history of the original building, a frameless glass bi-fold door system is proposed to both retain the building behind and allow a clear separation between the old and the new. Similarly, this gives the owners the capability to offer an enhanced experience directly in conjunction with the enhanced external spaces.

The extension sits behind the current building line and sits within the existing courtyard area. To minimise impact on the setting the extension would only be visible from the carpark of the public house, it would not be visible from any neighbouring properties. By incorporating a flat roof, we can work to existing roofing and guttering lines to not overpower the existing structures. A flat roof allows us to maintain the appearance of the building at first floor and add some architectural interest to the ground floor. A parapet roof allows for the skylights to be hidden from view while enhancing the internal area providing light to the trade space.

The new extension is nestled neatly between existing extensions therefore satisfying the NPPF's requirements to conserve and enhance the environment which creating a more sustainable business for the community.

### 2.4 Appearance:

Frameless glazing will form a linkway between the old and new sections of the building, it will highlight the modern extension as an alteration to the historic aspect of the building, all the while allowing the original character of the building to show through. A flat roof retains the first-floor appearance as existing and creates a more lightweight finish to the overall appearance.

The new aluminium framed entrance doors will be colour matched to the timber windows on the remaining building and the frameless glass will have only a slimline stainless-steel rail to the top and bottom. By creating a flush finish floor level internally and externally, the design allows for a reintroduction to the original façade when completely open. Therefore, retaining the heritage of the property while ensuring its feasibility for years to come as a trading hospitality business.

By introducing glazed features and skylights to the roof of the new structure the design plans to introduce light and the external environment to customers visits. To increase the well-being of the customers and provide a more seamless experience with the community and the conservation area of Caunton; circulation and accessibility all being improved at the same time.

## 2.5 Context:

Mr and Mrs Sargent are looking to invest in The Caunton Beck to enhance its current offer, increase the viability of the business and secure / create jobs in a difficult economic climate. They aim to improve the existing facilities for the local community by improving accessibility and offering improved amenity within the small village context.

The existing front elevation looks tired and the internal space is very limiting in terms of layout and circulation due to the nature of the slim original building. Creating the appropriate layout internally includes the relocation of the bar and cellar along with a complete new kitchen. To allow for the maximum success an additional area of seating off the bar area is paramount; the owners want to highlight their desire to create a new experience for the community, and one that does justice to the name and heritage of this building.

In relation to the Grade I listed heritage asset of St Andrews Church to the rear of the property, its setting will remain unaffected by this proposal. The extension is not visible directly from the church and only on the approach via the connecting roads.

## 2.6 Use:

We believe there will be no change in use as the Caunton Beck will continue to operate as a public house & restaurant.

## 4.0 ACCESS COMPONENT

Please note it is the owner/developer's desire to create place that is 'safe, inclusive and accessible' to 'promote health and well-being, with a high standard of amenity for existing and future users' as the NPPF states in point 130.F.

### 3.1 Approach / Entrance:

A defined resin path will lead customers from the new carpark entrance through to the entrance doorway. An extended lobby is proposed to keep a strong visual representation adjacent to the proposed extension. The extended lobby is accessed via a DDA compliant ramp with glazed balustrading and handrails for assistance. By extending the lobby the internal circulation area to the accessible toilet and all other areas of the public house is thus improved allowing for a more considerate design for all internally.

### 3.2 Access to public transport:

As existing.

### 3.3 Pedestrian approach:

All existing pedestrian approaches to the site will remain as existing from the front of the property via a public road and footpath.

### 3.4 Routes to Entrances:

Route to carpark entrance is as existing.

Route to public house entrance as described in section 3.1.

### 3.5 Signage:

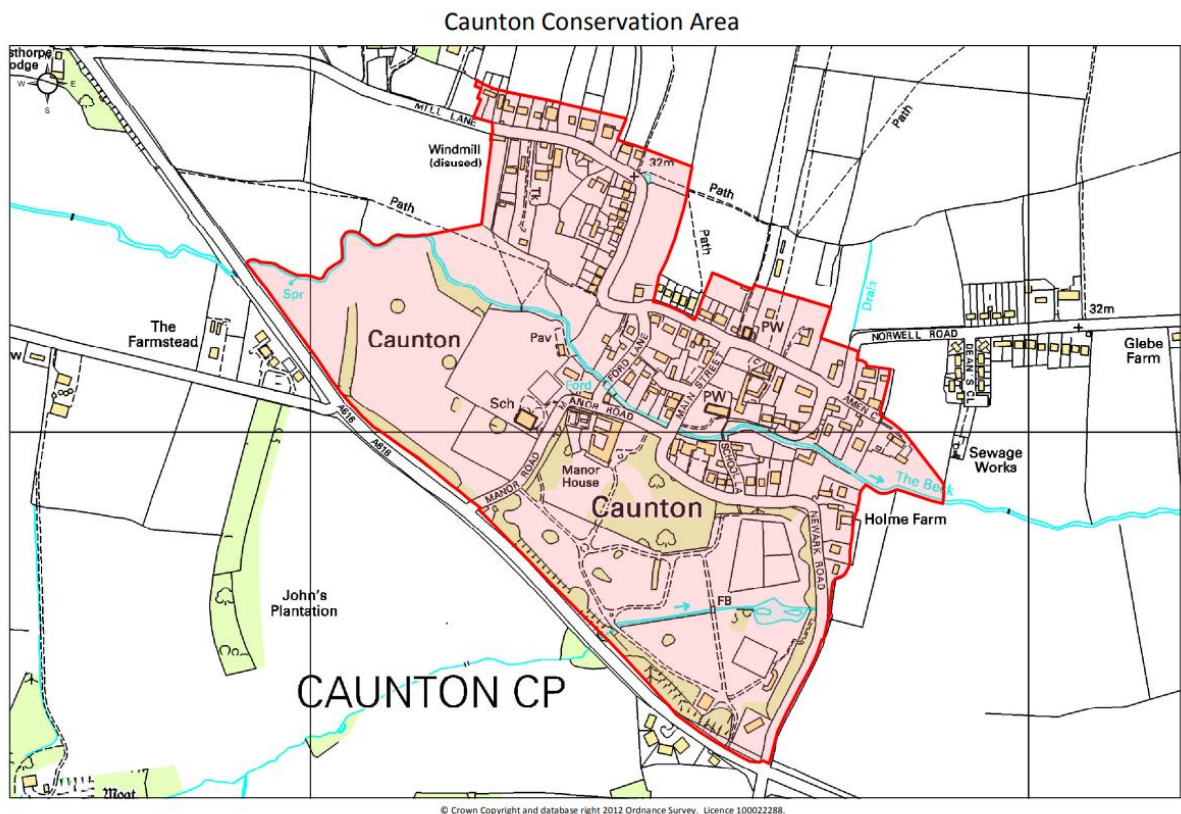
As existing.



## 4.0 HERITAGE STATEMENT

### 4.1 The Conservation Area:

The Caunton Beck Public house sits within the conservation area of Caunton in Newark and across 'The Beck' river from the Grade I listed building of St Andrews Church (12<sup>th</sup> century). 'The Village stands where the ancient road from the "north well" (Norwell to Southwell crosses the significant little river whose only name is "The Beck" ([www.newark-sherwooddc.gov.uk](http://www.newark-sherwooddc.gov.uk)).



[www.newark-sherwooddc.gov.uk](http://www.newark-sherwooddc.gov.uk)

Within a mile from the Caunton Beck there are several listed buildings. Further to the above-mentioned Grade I listed church; Caunton's remaining listings are graded at a Grade II. The Caunton Manor House, outbuildings and cottage are 0.1 miles from the public house to the west. The early 19<sup>th</sup> century former Windmill sits 0.2 miles from the public house and consists of a red and blue brick tapering round tower. 60 yards from the rear of the public house sits the Caunton War Memorial in the grounds of St Andrews church.

## 4.2 Main Issues:

The Main historic environment issues in this case are:

- Whether the plans would preserve the setting of the nearby listed buildings, including the parish landmark of St Andrews Church, a Grade I listed building and the Grade II listed War memorial on its grounds.
- What impact the plans would have on the setting of the conservation area it is within; Caunton in Newark.

## 4.3 Justification:

The principles of and justification for the proposed works and their impact on the special character of the conservation area and setting of heritage assets.

The owners of the Caunton Beck are looking to rejuvenate The Caunton Beck with careful and sympathetic works. The proposals are designed to create a community atmosphere, attracting all ages and offering a varied food menu using local produce. The aim is to enhance the surrounding and allow customers to take in the area's beauty from all areas of the public house from a larger range of seating options.

The only listed building or heritage asset potentially affected by the works is St Andrews to the north of the property. The church grounds lie on the opposite side of The Beck River to the public house and can be seen from the rear ground floor windows in the public house trade area. However, the proposed extension is only visible on the approach to the church and not from the church itself. The extension is only visible from the vantage point directly in front of the public house. No other properties will have a visual impact from these proposed works. The works ensure the maintenance and protection of the existing building by creating a sustainable business.

Regarding the conservation area, the proposals are designed to protect the heritage and history of the existing building by not overshadowing and allowing the original frontage to be seen through the new proposal. By nestling an extension between two later 20<sup>th</sup> century additions to the building but falling behind the existing building line the street scene is also protected. The proposals aim to highlight the importance of allowing growth within conservation areas where sustainable business is key.