

Combined Design, Access and Heritage Statement

Application for Planning Permission and Listed Building Consent for Proposed replacement roof to skittle alley and alterations to premises

The New Inn, 51 High Street, Enderby, Leicester LE19 4AG



Fig. 1 Existing view from East, from Moores Lane

(Google 2022)

Date **November 2022**

Job ref. **6436**

Revision A 23.08.2023

This Statement is to be read in conjunction with drawings submitted to Blaby District Council as part of this application for Planning Permission and Listed Building Consent.

1.0 Introduction

- 1.01 The Planning and Compulsory Purchase Act (2004) requires a Design and Access Statement to be submitted with applications for Listed Building Consent. This Design and Access Statement has been prepared with the aim of meeting the requirements of published government guidance and includes a statement on the impact on the Heritage Asset.
- 1.02 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires a local planning authority to have special regard to the desirability of preserving a listed building and its setting, and preserving or enhancing the character or appearance of a conservation area.
- 1.03 This statement accompanies an application for Planning Permission and Listed Building Consent for a proposed replacement roof to the rear skittle alley building and other alterations to the premises as shown on the accompanying proposals drawing.

2.0 Assessment of premises and proposal

- 2.01 The New Inn is a public house premises dating from the 17th century and fronting onto High Street. The buildings comprise a two-storey timber frame, thatched roof building of the earliest origins. Later two-storey and single storey rear additions are formed with brick walls, pitched slate roofs and flat roof constructions. A timber boarded enclosure against the eastern side of the rear single storey buildings is a recent addition (2018) which creates a practical covered link from the main building to the rear toilets and skittle alley building.
- 2.02 The skittle alley building is attached to the rear (northern end) of the public house premises. The building can be seen to be of simple functional design, formed with common brickwork and fibre cement roof sheeting, gutters and rainwater pipes. The building materials used would suggest this structure dates from the 1950s which may be reflected in Ordnance Survey mapping from this time, where a similar sized building is seen at the premises, see Fig.6 below. A building of this size is not seen in the earlier Ordnance Survey mapping (Fig.s 2-5 below). It can however be seen that the present building has been built above an earlier brick wall on the western side, see Fig.10 below. The form and appearance of this skittle alley building has little architectural merit. The position of the skittle alley on the site means that it has minimal impact on the earlier historic listed buildings of The New Inn, closer to the High Street frontage.
- 2.03 The fibre cement products used in the existing roof sheeting, gutters and rainwater pipes are believed to be asbestos containing materials.
It can be seen that the roof covering does not fully enclose the external walls of the building, see Fig. 9 and the condition of the roof suggests this is coming to the end of its useful life. The proposal is therefore to remove this hazardous roofing material and install a replacement roof covering to extend the life of the building.
Asbestos containing materials will be removed and disposed of strictly in accordance with current Regulations.
- 2.04 Externally, the rear beer garden at the premises abuts the northern end of the skittle alley building. A risk has been identified where high external ground level is present next to the current single glazed windows. This presents a risk to anyone using the beer garden who might come into contact with the glass where it might break causing harm or injury. The present single glazing also poses a risk to users of the skittle alley where unsafe breaking of the glass could affect people inside. The proposals therefore include replacing glass to the two adjacent skittle alley windows with a toughened safety glass material to address this issue. A small section of the boundary wall, at high level, is to be changed from half-brick to one-brick thick, as indicated on the drawings, for safety and security.
- 2.05 Internally, the existing suspended ceiling system will be taken out. New lighting and a replacement warm air heater will be installed. General repairs and redecoration works will complete the project.



Fig. 2 Ordnance Survey map 1886

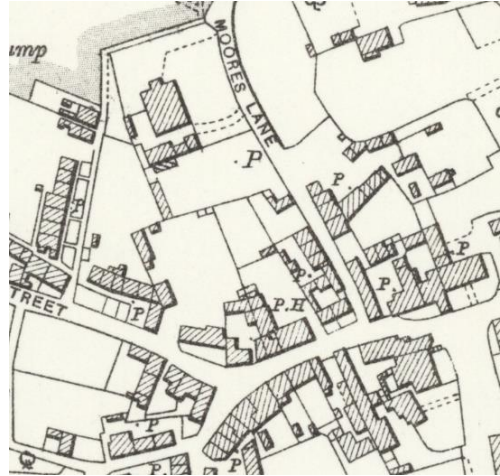


Fig. 3 Ordnance Survey map 1903

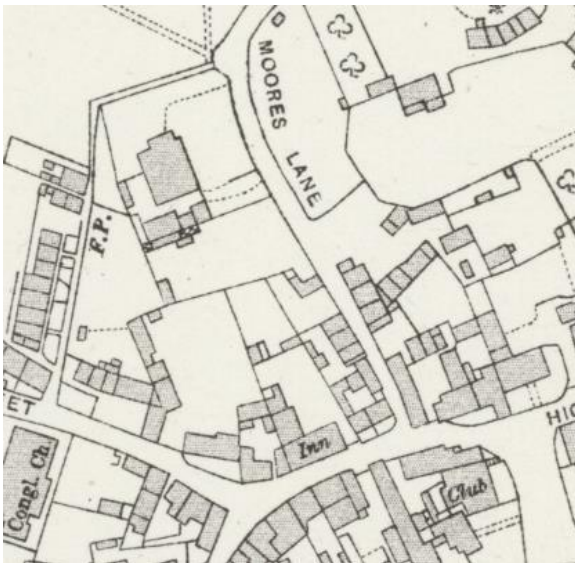


Fig. 4 Ordnance Survey map 1916



Fig. 5 Ordnance Survey map 1949



Fig. 6 Ordnance Survey map 1955



Fig. 7 View from eastern side towards the North



Fig. 8 View from the north



Fig. 9 View from the north showing roof of skittle alley building covered with fibre cement corrugated roof sheeting.



Fig. 10 Western elevation showing side of skittle alley building built up above an earlier brick wall.



Fig. 11 Internal view of skittle alley towards the north.



Fig. 12 Internal view of loft space



Internal views of loft space Fig. 13



Fig. 14

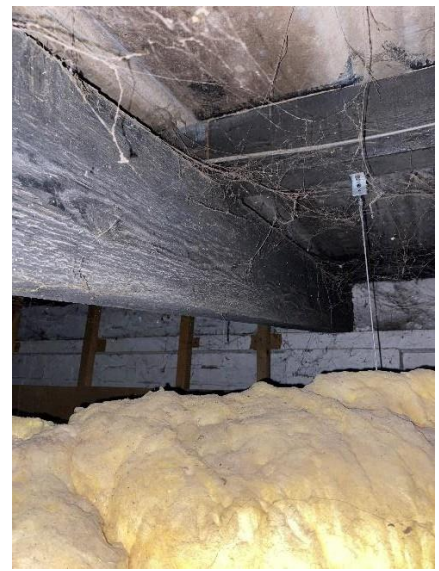


Fig. 15

3.0 Ecology

- 3.01 An internal inspection of the small loft space revealed no evidence of roosting of protected species such as bats or nesting birds. The roof sheeting and roof edges were all relatively well sealed and there were no evidence of droppings or insect remains (from bat feeding) seen in the loft space. No evidence of birds' nests are seen in the building. In the present loft space, it can be seen that long established spiders' webs covered much of the voids, suggesting that the movement of bats in this space does not occur. See Figs. 12 to 15

4.0 Planning Policy

- 4.01 The premises are classified as Grade II listed with the following list description:

Public House. Early C17 with C19 extension to left and C20 fenestration. Earlier part is timber-framed with small tension braces at angles, and inset principals. Whitewashed brick infill and rendered plinth, thatch roof, brick chimney to rear. 1.5 storeys, 1.5 bays. C20 3-light barred wooden casements to ground floor right and in thatch eyebrow over half-bay to left. Half-bay also has C20 door in rendered architrave, with traces of blocked 2-light window above. Extension to left is of whitewashed brick with false painted timbers, thatch roof and C20 brick chimneys. This part is of 2 storeys with 2 bays of C20 barred wooden casements and central C20 door. C20 extensions to rear.3.02

The premises are located within the Enderby Conservation Area.

- 4.02 Blaby District Council Adopted Core Strategy Policy CS20 seeks the conservation of heritage assets through the need to ensure the protection and enhancement of the heritage asset and its setting. New development is expected to make a positive contribution to the character and distinctiveness of the local area. New development should also be consistent with the special character of the conservation area. Although the replacement roof covering has a low pitch and is only seen from within the grounds of the premises and has limited views from Moores Lane, the proposals are intended to create an improved appearance to the building.
- 4.03 General planning policy supports the retention of heritage assets as a sustainable resource. Although it can be argued that the skittle alley building has little architectural merit, the proposals will allow its continued use, supporting the business operations for the benefit of the local community.

National Planning Policy Framework (NPPF)

- 4.04 It is recognised through the NPPF that the conservation of the historic environment contributes to the objective of achieving sustainable development. The proposals are intended to offer a positive contribution to the wider conservation area.

5.0 Impact on Heritage Asset

- 5.01 The identified issues at the premises have resulted in the skittle alley building being put out of use and the space is currently used for general storage. The proposals are planned to bring the building back to use, to ensure the continued success of the overall premises.

The proposed re-roofing will remove an unsightly and hazardous material from the building and it is considered that there will also be an improved appearance.

No part of the proposals will connect to the important historic fabric of the earlier buildings at the premises and as such, they are believed to have a minimal effect on the building's special historic and architectural form.

It is considered that the simple nature of these proposed works will meet planning policy requirement and support the continued success of the premises as a sustainable local resource.

Design

Use

6.0 The Public House use at the premises will remain unchanged.

Amount

7.0 The proposed re-roofing works cover an area of around 77 square metres at the premises.

Layout

8.0 All works are shown on the accompanying drawings.

Scale

9.0 The proposals are considered to be of a scale proportionate to the surrounding buildings.

Landscaping

10.0 No changes are proposed.

Appearance

11.0 The replacement roofing will have an improved external appearance, matching the green mineral felt used elsewhere on the rear single storey buildings.

Access

12.0 No access changes are proposed.