

November 2023

# The Old Stags Head

Design and Access Statement



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# 1.0 Introduction

## 1.1 The Purpose of this Document

The purpose of this document is to support a full planning application to develop the site of an existing public house at The Old Stags Head, 65 Church Hill, Penn, Wolverhampton, WV4 5JB. The proposals involve remodelling the existing building in order to make it suitable for a change of use from public house (Sui Generis) to residential dwelling (C3).

The statement explains in detail the reasoning and approach that has been taken in developing the design and why various conclusions have been drawn. This includes the following:

- The client brief and development objectives;
- The response to the site context and site constraints;
- The key design principles of the development;
- The proposed use and amount of development;
- The appearance and materials to be used

This Design and Access Statement has been prepared by BCHN Architects in collaboration with a full design team on behalf of 3BY1 Ltd.

It should be read in conjunction with the drawings that form the detailed planning application



1.1 View of The Old Stags Head looking north from the former car

# 1.0 Introduction

## 1.2 The Professional Team

The process of discussion and design development has included input from the following team:

Client	3BY1 Ltd
Planning Consultant	Simply Planning
Architect	BCHN Architects
Heritage Consultant	Donald Insall Associates
Viability Consultant	Colliers



# 2.0 Context Analysis

## 2.1 Site Location

The site lies in a prominent location within the Vicarge Road (Penn) Conservation Area in Penn, a suburb of Wolverhampton, approximately 3 miles south west from the city centre.

The site is situated on the apex of a hill at the junction of Church Hill, Pennwood Lane and Sedley Road.

Church Hill leads to the village centre in the north west dominated by the Grade II\* listed St Bartholomew's Church approximately 100m away from the site.

Sedgley Road passes through Penn Common and continues south leading to the more built up areas of Segley and Dudley.

Pennwood Lane quickly becomes a rural lane as it continues east leading to Penn Golf Club.

The applicant's land ownership consists of two portions of land. The application site is the northern area which comprises The Old Stags Head public house and its associated beer garden which is situated at the south eastern end of Church Hill. The southern part of the site is the former car park belonging to the public house and accommodates approximately 60 car park spaces.

St Batholomew's Primary School is located opposite the car park on Sedgley Road. Penn Hospital is less than 1 mile to the north west of the site.



2.1 Site Location Plan



# 2.0 Context Analysis

## 2.2 Existing Site

### 2.2.1 The Old Stags Head

Dating back to 1834, the beerhouse remained relatively unchanged until 1923 when plans by architect A H Dickenson saw many of the rooms including private rooms altered. The tap room was converted into the women's and children's room and the entrance to the pub moved to the middle. In 1970 the pub was extended to the rear and the bar and smoke room were knocked into one and the women's and children's room was changed to the bar.

A further single storey extension was added in the early 1980s to extend the lounge and form a covered bottle store. In 2007, the single storey pitched roof element to the west of the property was extended by approximately 7m in length to provide additional dining space.

The original two-storey detached building was built right up to the road edge, of brick construction and a pitched tiled roof. A rendered finish has been applied to the front elevation and western gables of both the original building and the annexe. Internally the property offers a ground floor trading area with a self-contained flat above. The rear extensions are all of low grade construction with flat roofs built into the hillside to the north.

The building is no longer viable as a public house but its design is not appropriate for other uses particularly residential in its current form. Very little of the ground floor spaces receive natural light so some modest adaptations would have to be made to facilitate a new function.

The rear gardens have the potential to be a terrific amenity space. The external spaces to the east and west also currently suffer from their lack of connectivity to the inside of the building.



2.2.1 Front (south) elevation of The Old Stags Head



2.2.2 Former outdoor seating area to the west



2.2.3 View from outdoor seating area towards rear extension



2.2.4 View west from roof of rear extension



2.2.5 View north towards former beer garden



2.2.6 View south from beer garden towards rear of public house



2.2.7 View from roof into service yard to east with car park to south



2.2.8 Internal view within annexe



2.2.9 Internal view within first floor room



# 2.0 Context Analysis

## 2.2.2 Former Pub Car Park

The car park accommodating approximately 60 spaces was a function of the public house which is no longer a viable operation. As such, the vast, tarmacadam surface dominates the eastern part of the village.

The western edge of the car park, adjacent to Sedgley Road, is retained with a low brick wall.

A low hedge forms the boundary with Pennwood Road whilst the eastern boundary with Mount Cottages is defined by a grass verge and timber fences.

A high conifer hedge stretched along the southern boundary.

The car park does not form part of the application site.



2.2.10 Western edge of car park bordering Sedgley Road



2.2.11 View from car park looking north towards Pennwood Lane



2.2.12 View across car park looking east



2.2.13 View from Penwood Lane looking east with car park to south behind hedge



# 2.0 Context Analysis

## 2.3 Local Character

### 2.3.1 Pennwood Lane

The character of Pennwood Lane is intimate and defined by low brick walls and hedgerow,

The building typologies shift from low scale, terraced housing that sit tight to the street (Figs 2.3.1.2 and 2.3.1.3) to large detached houses set within large, green plots as the lane extends east (Figs 2.3.1.4 and 2.3.1.5).

The Penn Almshouses are particularly notable. They consist of five properties, built in 1761 under the terms of the will of Dr Raphael Sedgwick dated 4 October 1747, which created a trust, the object of which was to provide five houses to be occupied by "five such poor persons, parishioners of Penn, as should appear to the trustees proper objects of the charity".



2.3.1.2 View 1 - Sedgwick Almshouses built in 1761



2.3.1.3 View 2 - Mount Cottages



2.3.1.1 Key plan of Pennwood Lane views



2.3.1.4 View 3 - Mount Farm



2.3.1.5 View 4 - Woodcroft House



## 2.3.2 Sedgley Road

Sedgley Road is more suburban in character than Pennwood Lane. The road forms the main arterial route through the village so is relatively busy accentuated by the presence of St Bartholomew's Primary School to the north west.

The original, stone pitched roof building which now accommodates the nursery was built in 1871. During the course of the Twentieth Century, the school has expanded significantly with a series of large, flat roofed constructions.

Further south, the street is defined by detached and semi-detached dwellings built in the 1930s set back from the road with generous back gardens overlooking open, green space.



2.3.2.2 View 5 - St Bartholomew's Primary School



2.3.2.3 View 6 - 5 Sedgley Road



2.3.2.1 Key plan of Sedgley Road views



2.3.2.4 View 7 - Eastern side of Sedgley Road



2.3.2.5 View 8 - Western side of Sedgley Road



# 2.0 Context Analysis

## 2.3.3 Vicarage Road

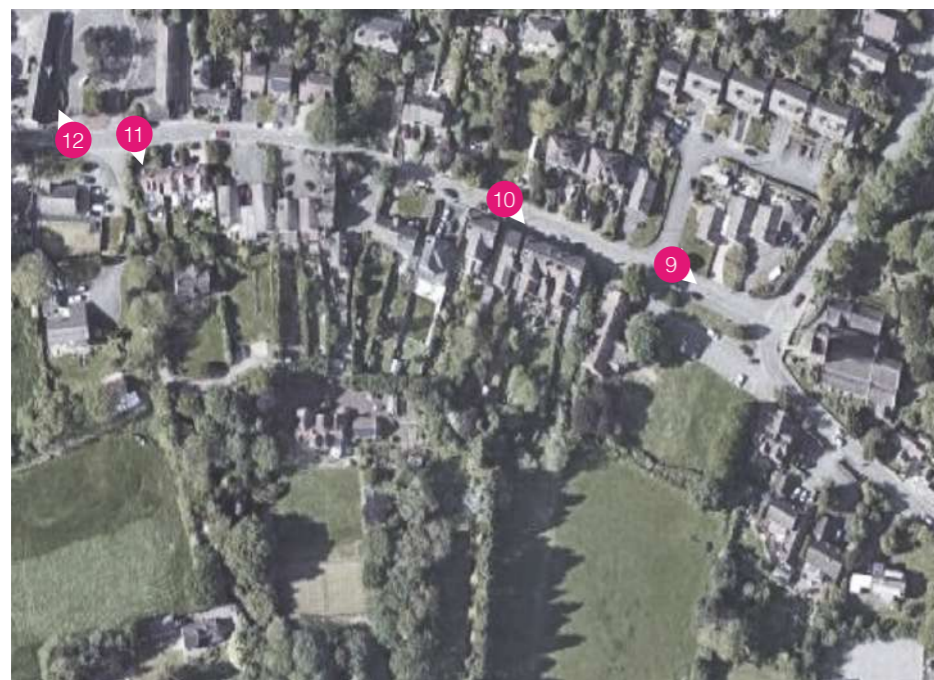
St Bartholomew's Church and Penn Hall are the two major landmarks to the west and east of Vicarage Road respectively and are the buildings around which the village developed.

The road, whilst being relatively busy with traffic, is intimate in character but opens as a village green up adjacent to the church.

Building typologies are generally brick terraced houses and white rendered cottages that have a close proximity to the street. Front boundaries are defined by brick walls and hedges.



2.3.3.2 View 9 - Front elevation of Grade II\* listed St Bartholomew's Church



2.3.3.1 Key plan of Vicarage Road views



2.3.3.4 View 11 - No 21 Vicarage Road



2.3.3.5 View 12 - Grade II listed former barn to south east of Penn Hall.



# 2.0 Context Analysis

## 2.4 Site History

A church has been present on the current St Bartholomew's site since at least 1200 with evidence of the current church's fabric dating from the 14th Century. The west part of the arcade and the tower are from the 15th Century.

Early maps show small concentrations of development forming around St Bartholomew's Church and Penn Hall, built in the late 17th Century.

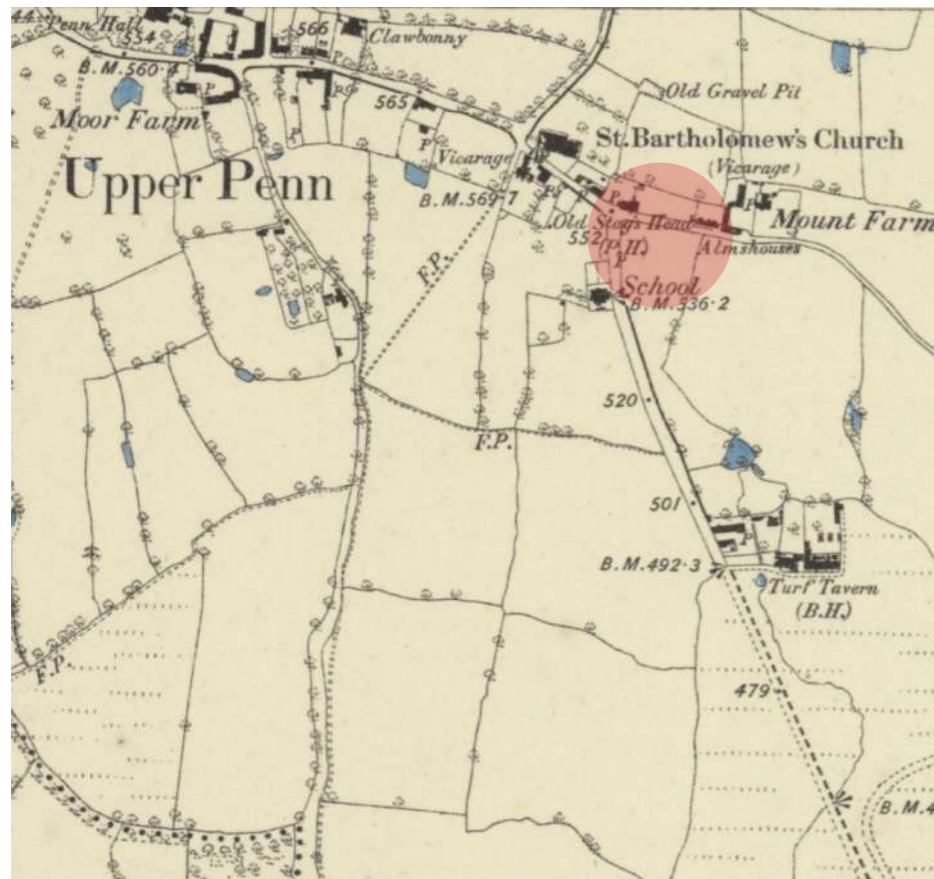
The Old Stags Head was built in 1831 and is part of the cluster of buildings in close proximity to the church along Church Hill.

Penn Common was a popular place of amenity for people from the town of Wolverhampton and Turf Tavern was a public house situated on the common in the 19th Century that has since been converted to a house.

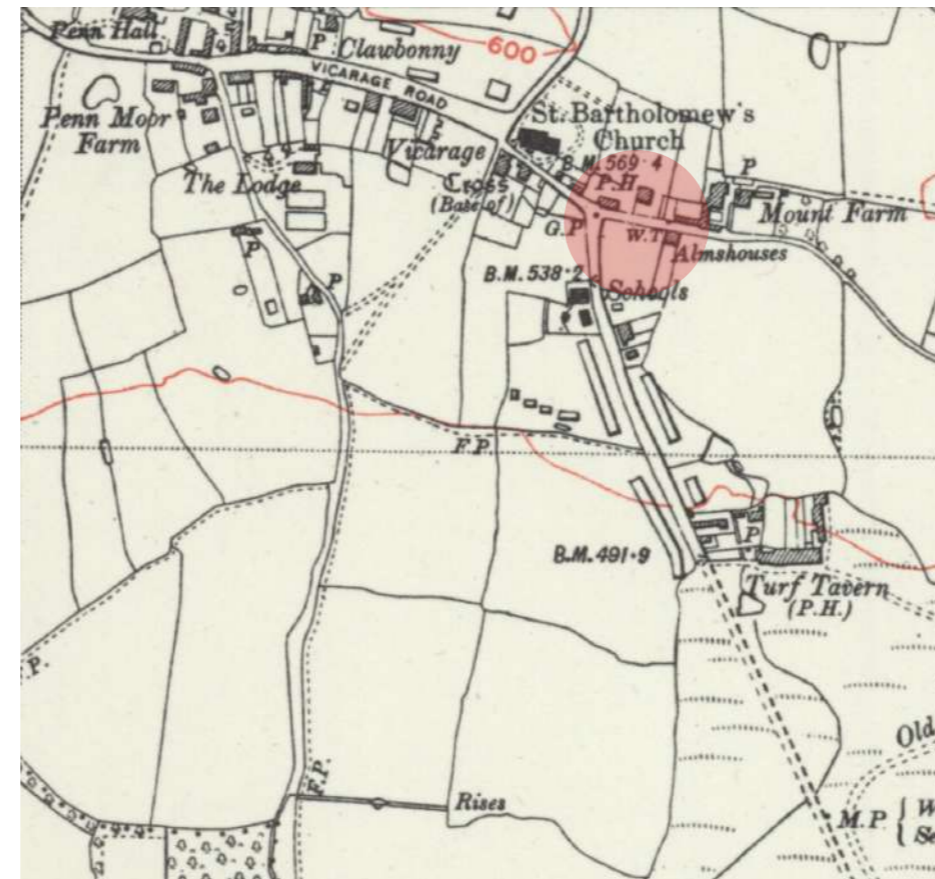
In the first half of the 20th Century, dwellings were built along Sedley Road which extended the village into the countryside.

During the latter part of the 20th Century, areas to the north of St Bartholomew's Church were developed significantly with suburban housing which changed the character of the village enormously.

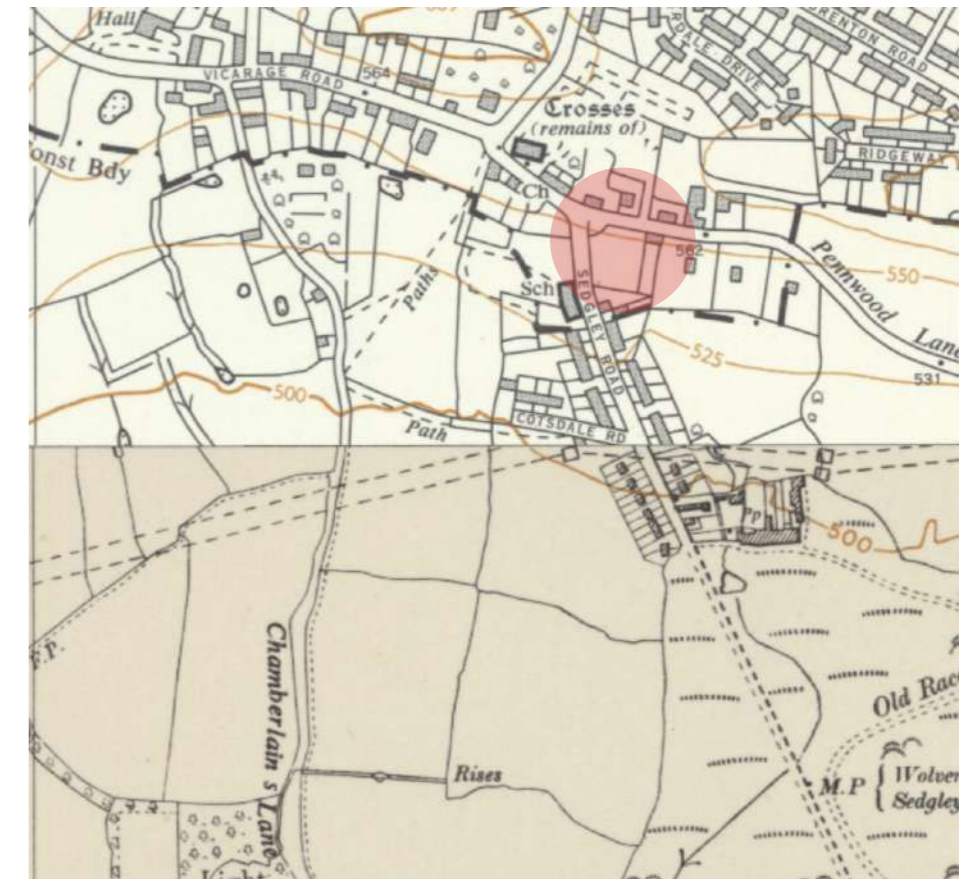
The former pub car park site would have changed from green fields to a tarmac car park during this recent period.



2.4.1 Historic Map 1886



2.4.2 Historic Map 1946



2.4.3 Historic Map 1966



# 2.0 Context Analysis

## 2.5 Opportunities and Constraints

- The building is no longer viable as a public house but its design means that it is a challenge to convert it to another use due to its varied internal ground levels with the ground floor being over a metre above external ground level requiring access from a steep set of steps.
- Very little of the ground floor spaces receive natural light.
- The original public house building has been crudely extended over the course of time.
- The site is bounded to the east, north and west by mature trees which provide natural screening.
- The paddock to the north has the potential to be a terrific garden.
- The yard to the east is currently untidy and dominated by outbuildings but has the potential to be a generous space for parking and refuse storage.

Key

	Site Boundary		Main existing vehicular access into site
	Sun Path		Main existing pedestrian access into building up steps
	Steep slope		
	Low quality single storey extensions / outbuildings		
	Green amenity space currently under utilised		
	Original Building		



2.5.1 Constraints and Opportunities



2.5.2 Pub currently accessed by steep steps to front entrance



2.5.3 Poor quality single storey extensions to rear of pub



2.5.4 Currently under-utilised paddock to rear of pub



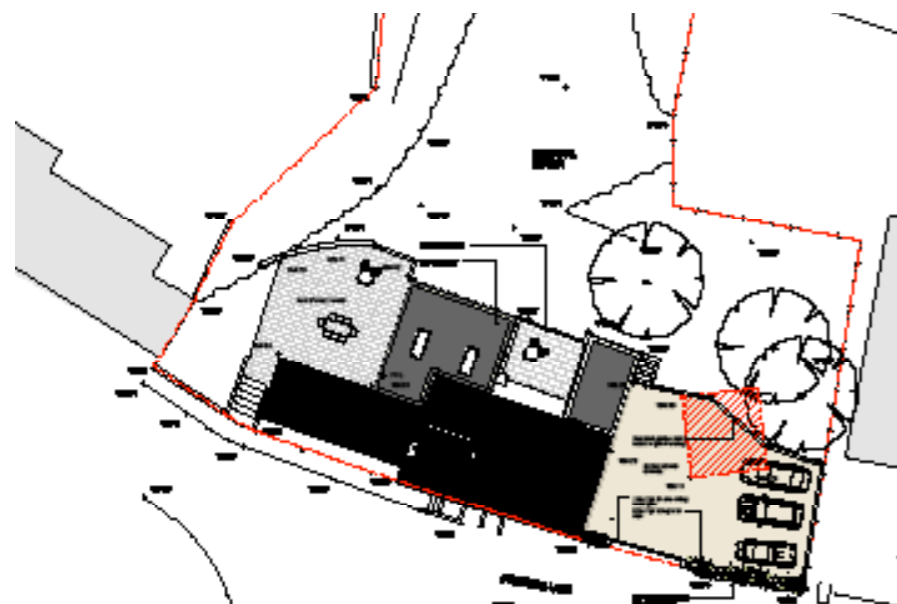
# 3.0 Design Response

## 3.1 Design Approach

Our design approach seeks to address the following issues:

### 3.1.1 Responding to Site Constraints

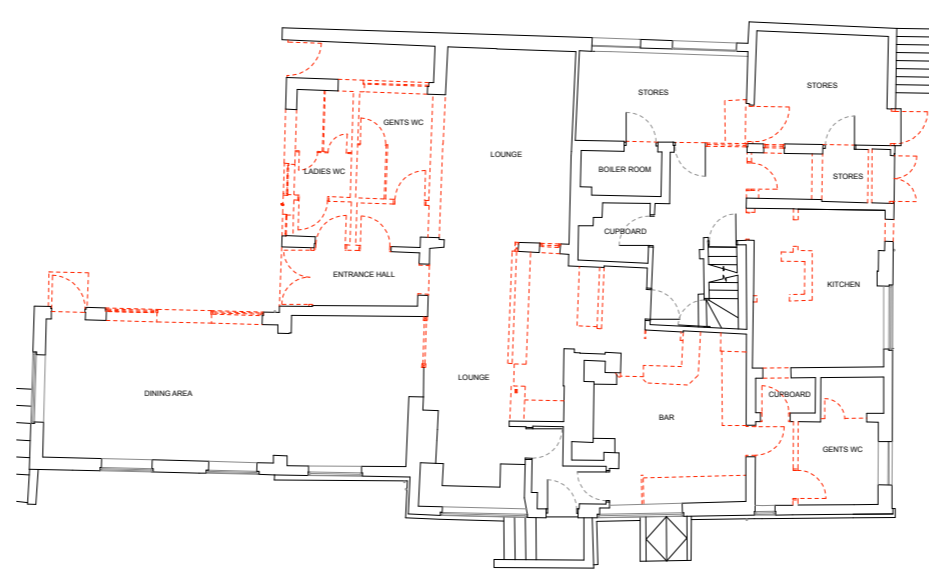
- The hidden nature of the site provides the opportunity to create a terrific sequence of amenity spaces to support a family residential dwelling.
- The topography of the site poses a design challenge but also offers a unique sense of place and an opportunity to create a sensitive site layout which has minimal effect on neighbouring properties.
- The space to the sides of the building will be repurposed to create a generous entrance courtyard to the east which will accommodate 3 no. car parking spaces and bin storage whilst the external space to the west will become a new patio area accessed from the new living space and dining areas.



5.1.1 Site Plan showing new external hard landscaped areas and new green roof and roof terrace

### 3.1.2 Restoring The Old Stags Head back to its Former Glory

- The proposals carefully restore the original building as the focal point in addition to the 2007 annexe extension which has a successful relationship with the existing building and street frontage.
- Alterations will be made to the fenestration and door openings to the rear and sides of the later additions to the original pub to facilitate residential uses to internal rooms.
- Services paraphernalia associated with the former use as a public house will be removed from the exterior of the building.
- The building fabric will be upgraded to improve the thermal performance and ensure that it will operate efficiently for residential use.



5.1.2 Ground Floor Demolition Plan showing removal of partitions and fittings primarily in the later additions to the original building

### 3.1.3 Creating a Harmonious Relationship between Old and New

- The aim is to provide new high quality home which will successfully juxtapose the heritage of the original public house with remodelling of the 20th Century additions.
- The remodelling of the new 20th Century extensions will involve increasing external openings and introducing rooflights to receive high levels of natural light and maximise the external aspect.



5.1.3 Proposed North West Elevation showing contemporary remodelling of 20th Century Extension



# 3.0 Design Response

## 3.2 Amount

The site area is approximately 0.4 Acres.

	<b>GIA (m<sup>2</sup>)</b>
<b>Existing Pub</b>	
Cellar	25.12
Ground Floor	242.89
First Floor	100.27
Shed/Garage	28.58
<b>Total</b>	<b>396.86</b>
<b>Elements to be Demolished</b>	
Shed/Garage	28.58
<b>Total</b>	<b>28.58</b>
<b>Total Decrease in Area</b>	<b>28.58</b>

	<b>Volume (m<sup>3</sup>)</b>
Existing Pub	1225.90
Shed/Garage	68.04
<b>Total</b>	<b>1293.94</b>
<b>Elements to be Demolished</b>	
Shed/Garage	68.04
<b>Total</b>	<b>68.04</b>
<b>Total Decrease in Volume</b>	<b>68.04</b>

## 3.3 Use

The operation of a public house at The Old Stags House has not been a viable proposition for some time now. As such, it has been determined that the best option is to convert the building into a 5 bedroom family dwelling by making modest alterations to the layout of the original public house and remodelling the low quality single storey extensions to the rear of the building to provide a more legible layout with improved levels of natural light that creates an environment appropriate for modern living.

The quantum and arrangement of spaces has been developed following an in depth analysis of similar dwellings within the local area. In addition, collaboration with local estate agents have informed the proposals from a viability perspective.

## 3.4 Layout

The internal layouts have been developed in response to the desire to preserve the external appearance and internal intimacy of the 'public house' at the front of the site while maximising the views to the paddock and the new courtyard to the rear.

The dwelling is accessed from a gated entrance at the east of the site. A new entrance door is located on the south east elevation to replace the former plant room doors.

The former stores to the north of the entrance hall will become a study space and a utility/WC.

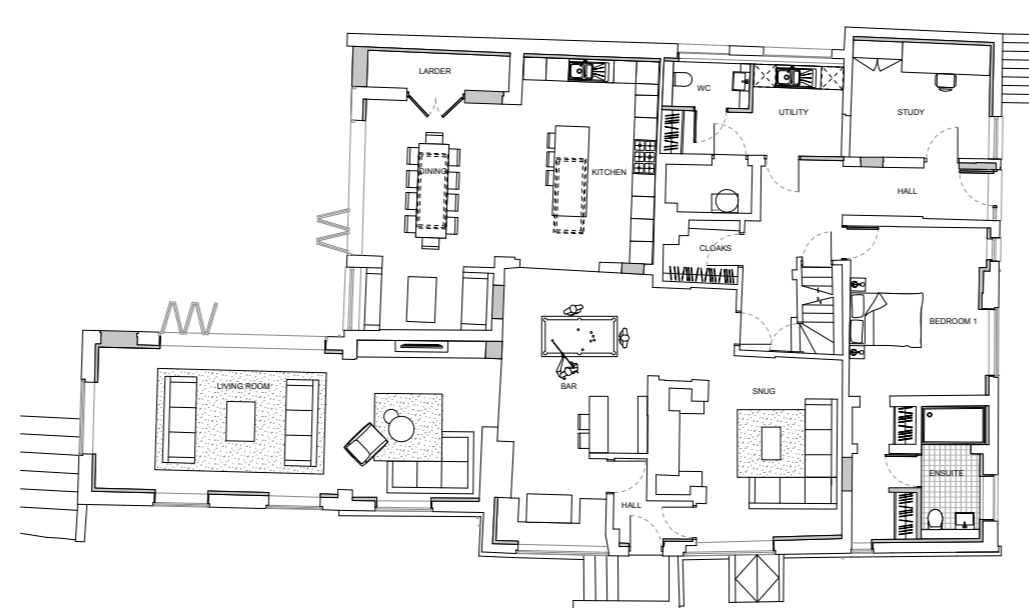
The former kitchen and gents WC to the south of the entrance hall will become a guest bedroom.

The former bar area of the pub will be turned into a games room / bar and snug with the central feature fire place sub-dividing the spaces.

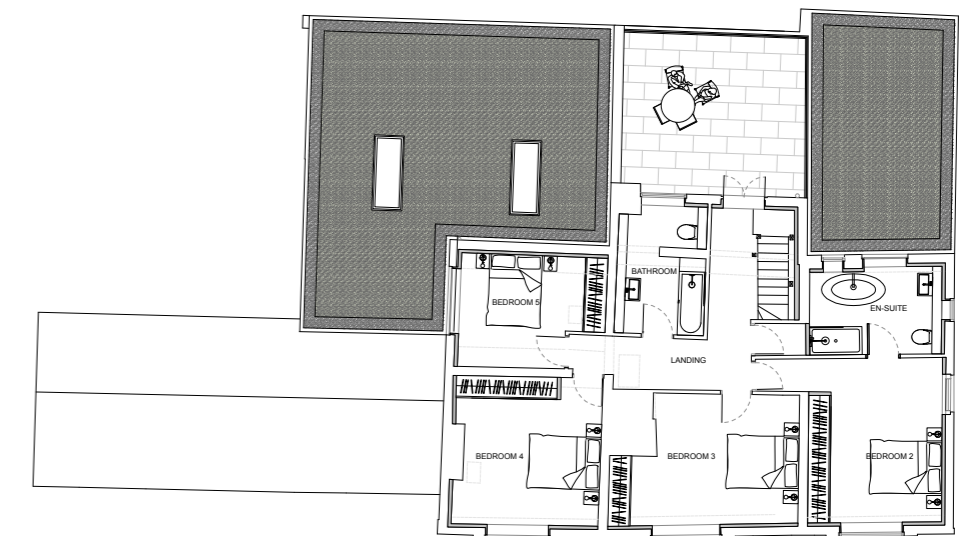
The former lounge will be transformed into a kitchen whilst the ladies and gents WCs will become a dining space which will benefit from access and views toward the new courtyard.

The annexe will accommodate a living space which will also provide access to the courtyard.

The first floor layout will largely reflect the existing layout.



3.4.1 Proposed Ground Floor Plan



3.4.2 Proposed First Floor Plan



# 3.0 Design Response

## 3.5 Appearance

The analysis of local character (Section 2.3) illustrates the wide variety of styles and materials that are utilised on dwellings in this part of Penn.

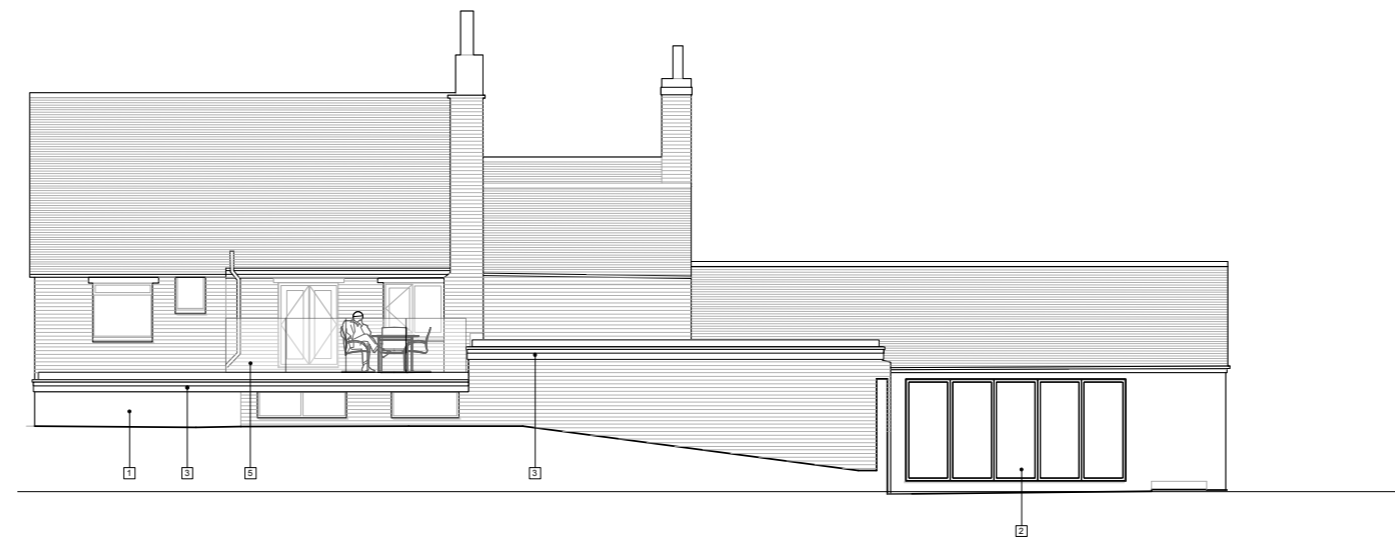
The design approach is to maintain and restore the appearance of the original public house whilst upgrading and unifying the appearance of the 20th Century single storey extensions to the rear.

Visually uncomfortable external additions such as servicing ducts and vents associated with the function of a pub/restaurant will be removed from the facades of the building.

Existing single storey extensions will be remodelled to increase sizes of window openings to provide more daylighting and access to the courtyard. A new flat roof will provide an opportunity for the fascia detail to be improved and made consistent around the whole of the single storey elements.



3.5.1 Proposed Front (South West) Elevation showing new boundary treatment to the east



3.5.2 Proposed Rear (North East) Elevation showing new bifold doors to rear of annexe and roof terrace



# 3.0 Design Response

## 3.6 Materials

The approach for The Old Stags Head is to maintain the identity of the original dwelling as the primary element and to express the alterations to the later rear extensions as subservient elements that do not strive to mimick or compete with it.

Alterations to the later, single storey extensions will utilise a contemporary palette of render, aluminium framed windows and bifold doors.

The existing asphalt flat roof will be replaced with a new, well-insulated flat roof with a sedum finish to the two side wings and a paved area with glass balustrade edge to the central section accessed from the first floor landing. All the new roofs will be finished at the edges with a consistent aluminium fascia detail to unify the elements.



3.6.1 Through coloured render



3.6.2 Polyester powder coated aluminium framed bifold doors



3.6.3 Polyester powder coated aluminium fascia



3.6.4 Sedum roof



# 3.0 Design Response

## 3.7 Landscape

A metal sliding gate is proposed to separate the driveway from Pennwood Lane and provide reasonable security. This will be integrated into a new boundary treatment comprising of a 300mm high facing brick wall with a 1.8m high beech instant hedge grown behind the wall. This is an approach typical of many frontages to dwellings along Pennwood Lane.

Hard landscaping will be provided from the pavement edge to the front door, which will be suitable for both car parking and wheelchair access. This will be resin bound gravel to the parking area to the east and stone paviors utilised for the courtyard to the west.

The former overgrown paddock will be mown and become a fantastic family garden surrounded by mature trees accessed from steps to the east of the building.



3.7.1 Proposed Site Plan



3.7.2 Brick boundary wall with instant hedge planted behind



3.7.3 Electric metal sliding gate



3.7.4 Resin Bound Gravel Driveway



3.7.5 Stone paviors to patio area



# 3.0 Design Response

## 3.8 Access

### Vehicular Access

Vehicular access to the property will be provided by means of an existing driveway to the east side of the property. A new sliding gate will be installed to provide secure access.

### Parking

There is space for a minimum of 3 no. cars provided within the driveway to the east of the property.

### Pedestrians

The main entrance to the new house is accessed via a new entrance door within the courtyard behind the sliding gates that will front Pennwood Lane and provides level access into the dwelling.

A secondary entrance is provided via the original main entrance from Pennwood Lane up a set of steps.

## 3.9 Waste Management

Adequate space for wheelie bins for waste and recycling for the house is provided within the courtyard behind the sliding gates off Pennwood Lane. The waste collection and sorting is to suit local authority collection arrangements.

## 3.10 Security

A metal sliding gate is proposed to provide reasonable security to the front of the property combined with replacement of the existing low quality timber fence with a new low brick garden wall and 1.8m high hedge.

## 3.11 Sustainability

The ambition is to ensure that The Old Stags Head is given a new lease of life which will make it a terrific place to live for generations to come. As such, the design is flexible with sustainable design measures integrated seamlessly with the architecture to create a high performing building with a minimal carbon footprint.

Improvements to the existing building fabric and services will be specified to achieve a very good energy performance rating with low running costs, with the aspiration to better the minimum standards set out in Part L of the Building regulations where feasible.

The proposals will benefit from generous amounts of glazing which will provide high levels of natural lighting which will minimise the use of artificial lighting.