

DESIGN & ACCESS/HERITAGE STATEMENT

HARRY COOK
MONTPELLIER WALK
CHELTENHAM
GL50 1SD

Introduction;

This Design & Access Statement seeks to meet the documentary requirements of the current NPPF, for buildings located within a Conservation Area and for buildings having a grade listing. It has been submitted to assess the interest of the application site to justify the proposed works in terms of their impact on the heritage asset/conservation area identified. The statement assesses the nature, extent and importance of the significance of the asset and its setting to allow the impact of the proposed works on that significance and setting to be properly assessed by the local planning authority.

This statement is to accompany the advertisement and listed building application for Harry Cook. The public house is owned by Castle Iconic Pubs and as the existing signs have been in situ for many years and due to the age and condition of the signs it is proposed to replace them to give a exterior a fresher appearance. The building is an important part of the Montpellier Walk and the signage is an important part of the character of the Grade II listed asset.

Positioned opposite the beautiful Montpellier Gardens and a short walk from the Imperial gardens and historic town hall. The Harry Cook is popular with both locals and visitors to the area

The proposal is as follows.

All existing signage would be removed from site and any fixing holes which would not be repaired or re-used. The proposed replacement signs would be manufactured at works and installed to comply with the method statement supplied to the main contractor. Any new fixings would be by means of concealed brackets.

The new signs would be manufactured as follows

ITEM 01 (Qty 1) CAS-01

Pictorial sign

- 3D pictorial detail
- 2 mm aluminium panel with 9mm letters
- 50mm box section frame

This would be situated on Montpellier Street to the rear of the building and replace the existing projecting sign. The new gibbet would carry a slimline trough light to illuminate the pictorial area one

ITEMS 02A & 02B (Qty 2) CAS-16A Antique brass lettering

Featuring:

19mm Foamex letters finished Antique brass

Brass locators

Antique brass cowl lights with warm white illumination.

These brass letters would replace the existing house name letters and have traditional style brass cowl lights to illuminate

ITEM 06C (Qty 1) WINDOW GRAPHICS

Window vinyl graphics

This internally applied window graphic would have little impact on the asset and it is applied to the inside of the glass

ITEM 06B (Qty 1) WINDOW GRAPHICS

Window vinyl graphics

This internally applied window graphic would have little impact on the asset and it is applied to the inside of the glass

ITEMS 06C & 06D (Qty 2) WINDOW GRAPHICS

Window vinyl graphics

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Listing

CHELTENHAM

SO9421NW MONTPELLIER WALK 630-1/17/579 (West side) 05/05/72 Nos.24 AND 25 GV II

2 shops. Numbered right to left, described left to right. No.24 dated 1836, although probably 1840s with later alterations. Ashlar over brick with slate roof, 3-storey range has gault brick left end stack with cornice. EXTERIOR: at left a single storey,

single bay; then 3 storeys, 4 first-floor windows. Shop at left has plate-glass window with outer columnar mullions, canted into entrance at right a part-glazed C20 door with overlight; frieze and cornice surmounted by balustrade with short, square balusters and central raised carved panel with surmounting pediment and ball finials. At right a tripartite window with slender mullions and entrance at right a C20 glazed door. To right a caryatid supports pulvinated oak-leaf frieze over (as the rest of Montpellier Walk) and moulded cornice. First floor has outer panelled pilasters surmounted by moulded cornice with central pediment on corbels over pair of mullion and transom windows between outer lights with transoms. Second floor has similar fenestration on continuous moulded sill band with feet; outer slender pilasters and continuous crowning cornice surmounted by balustrade with outer urns on plinths and central raised date panel with pediment and crowning finial. INTERIOR: not inspected. (Blake S: 'The Building of the Montpellier Shops': Cheltenham Local History Society Journal: 1984-).

Impact

The proposed replacement signs will have a positive impact on the historic building and surrounding street scene as the existing signs have become weathered and damaged.