

**Project Title:**

**Change of Use to the Pub “The Boars Head”.**

**Change of use of the remaining Pub with residential above (Sui Generis/C3) to residential (C3) – the conversion of the original pub buildings in part into 2 number house dwellings – 2 new build terraced house units to the West of the site.**

**Making a total of 4 new dwellings on the site.**

**Design and Access Statement with Heritage Content - Planning Submission Document.**

Site Address: The Boars Head Inn, 14 Lynch Road, Berkeley, GL13 9TA.

27<sup>th</sup> February 2024.





**PROJECT TITLE**

The Boars Head Inn applicant is keen to redevelop the site for housing. This will be achieved through selective demolition of the rear single storey building extension and the redundant shed to the rear. The remaining existing Pub will be retained in most part with the existing Pub building converted into housing. The conversion of the pub will create 2 new residential housing units. To the West of the site will be the creation of 2 new build terraced house units.

**This new redevelopment will create a total of 4 residential units.**

Within the scope of the works intended the site will also have:-

**10 car parking spaces, with 2 spaces being an Electric Charging space.**

**A new shared road entrance 4.8mtr wide, leading to the rear area of the site.**

**Soft landscaping will be introduced to the rear of the site to create a community area.**

**Hard landscaping in the form of Asphalt for the vehicle access, Paved footpaths, and white painted car parking space markings. The site is surrounded by close boarded seasoned timber fencing for privacy and screening.**

This new development is carefully considered, **with the Pub conversion to help retain some of the Heritage of the original site.**

It is intended to give the existing pub frontage a much needed up lift so that it will complement the new site redevelopment yet retaining the heritage by keeping the main structure. This site up lift has also been carried to the other buildings for cohesion.

**APPLICANT**



**AGENT**

MRM Architectural Services Limited, PO Box 561, Newcastle upon Tyne, NE5 2WY



Website: [www.mrmarchitecturalservices.com](http://www.mrmarchitecturalservices.com)

**SITE LOCATION**

The Boars Head Inn, 14 Lynch Road, Berkeley, GL13 9TA.

**DATE**

27<sup>th</sup> February 2024.

**USE**

The applicant has owned the pub for over 10 years. In the early years and prior to the applicant purchasing the Pub and site, the Boars Head had a poor reputation in the local neighbourhood due to a bad selective customer base. During this time from the purchase the applicant began a transformation of the pub and much to the admiration of the local council and the Licensing department. This has been achieved by good stewardship and a welcoming environment and some investment by the applicant to improve the facilities. This then began to move in the right direction.

**However, the times and the environment have changed significantly**, due to the increased external pressures on the pub’s existence due to Covid 19, the increase, continued and increasing energy and cost of living rises, and the decline of sub-contractor use of the Pub in the area. A major contractor in the village regularly had a good turnover of sub-contractors staying at the pub and using the services. Sadly, this employer in the local area closed its fundamental operation and as a result the local area has significantly dropped with this sub-contractor base. Based on Covid, the Energy crisis, the cost of living increasing and the immediate drop-off from sub-contractors staying at the Pub the applicant has incurred a **significant reduction in the revenue stream to the pub in the region of 70% reduction per month**. This has become apparent in the Pub accounts over the past 3-4 years of trading. These external changes to the area and the environment and the circumstances have made the **financial viability of the pub unprofitable**, and the employment opportunities for staff very difficult to maintain.

**We believe by adopting the site to become residential, this will NOT have a negative impact on the village and the amenities. Currently existing Pubs in the area are already commanding the food and leisure market. It is noted that the applicant has tried to compete with the provision for food sales from the Boars Head – unsuccessfully. The demand is simply not there. This venture was conducted over several months and unfortunately has been viable.**

**The result is the decision to apply for redevelopment of the site into residential use.**

**AMOUNT**

The proposed intended residential units

1. GIA Values.
  - a. **The overall site including any potential redevelopment is 1128sqmtr. This total area also includes the new paved areas on the site 71sqmtr, Woodland area to the North of the site 51sqmtr, Grass areas totalling 212sqmtr, along with Asphalt access of 459sqmtr.**
  - b. **The original pub building to be converted into residential use will provide 1 dwelling offering Ground floor GIA of 75sqmtr and the First floor of 75sqmtr. Another residential unit within the Pub conversion will provide 1 dwelling Ground floor 64smtr and First floor 75sqmtr. Comprising 2 number 3-bedroom units.**

**AMOUNT – continued: -**

- d. Finally, to the front highway we will be creating 2 Terraced house units of an identical interior layout, and both are 3 bedrooms. Ground floor 44sqmtr and the First floor 44sqmtr. Inclusive of an area for leisure space to each of these units 23sqmtr each.
- e. 10 Car parking spaces, includes 2 charging point for Electric Car use.
- f. Refuse collection points for each unit allowing for 2 refuse bins per dwelling.

**LAYOUT**

**EXISTING** - The existing site has terraced housing to the west elevation of Lynch Road parallel with the highway and a single residential unit terraced to the Boars Head to the east elevation, again parallel with the highway. The rear of the existing residential units has garden leisure space behind. The village of Berkeley constitutes a variety of mixed design styles, Terraced Housing, Bungalows, Detached Housing flush with the highway, and in a few instances with housing set back from the highway and recessed on occasion behind other residential units. The materials used are Brick, Render, Painted Timber, Some cladding, and windows in sash style as well as casement, and the majority of window frame colours being white. Landscaping in areas with fencing and small trees and shrubs. Dormer windows in roof designs have also been encouraged by others in the past.

Please see the examples of styles from the Berkeley village on the next column.

**PROPOSED** - The new site design has carefully considered the existing styling and includes some soft landscaping which will benefit habitat for wildlife. A few site layouts were considered in the initial draft thoughts.

- Asphalt surfacing to the vehicle access areas and car parking.
- White markings for the car parking bays.
- Level approach for all the residential units.
- 6mtr – 9mtr radius on the site for vehicle turning.
- Log burner Stoves for the 2 Residential units converted from the Boars Head.
- ASHP’s being introduced for the 2 new Terraced House units.

**Village research -**



**House with cat slide roof to the rear.**



**Door canopy covering.**



**Render colours, and sash windows.**



**Recessed house unit.**



**Recessed house unit.**

**Village research - LAYOUT continued:-**

During our design and layout review we looked at Terraced housing to the highway frontage, the redevelopment and demolition of most of the existing Boars Head Pub, and then a series of Terraced housing to the internal rear site. Following our successful Pre-App enquiry with Stroud County Council to reflect the site recommendation for possible housing. We have also taken on board the comments from the officer to try to reflect a Burgage style effect to the frontage. In doing so we have incorporated 2 Terraced house units to the highway frontage. Within our site design we have decided to respect the heritage of the original Boars Head Pub and to redevelop the existing structure, converting the building structure into 2 new residential units.

The new site will introduce a private shared road access 4.8mtr wide leading to Car Parking bays for the 4 residential units. Dedicated refuse bin storage areas and the introduction of two of the car parking bays to be for Electric charging, along with sufficient space for cycle provision.

A community leisure area for seating/play and the introduction of a small garden grassed area with small fruit trees to be planted to encourage wildlife. The overall site is enclosed with close boarded fencing seasoned finish, for site privacy.

**Conservation Area**

**Berkeley Village is within the Conservation Area – as specified in the Stroud County Council Website.**

**All the considered design work, window styles reflect the Stroud Design Guide for Casement Windows, and as stated in this document we have researched and studied the village and our designs reflect and complement the Heritage and Conservation of Berkeley.**

**Berkeley became a Conservation Area in 1975.**

**The site for redevelopment falls within the Conservation Area.**

**Photos of the existing site and surrounding area**



**Lynch Road view from the car park.**



**Photo showing the street view with the Boars Head Inn.**



**Example of a residential unit close to the Boars Head Inn.**



**Image showing the Boars head Inn.**



**Images to the rear buildings to the Boars Head Inn.**



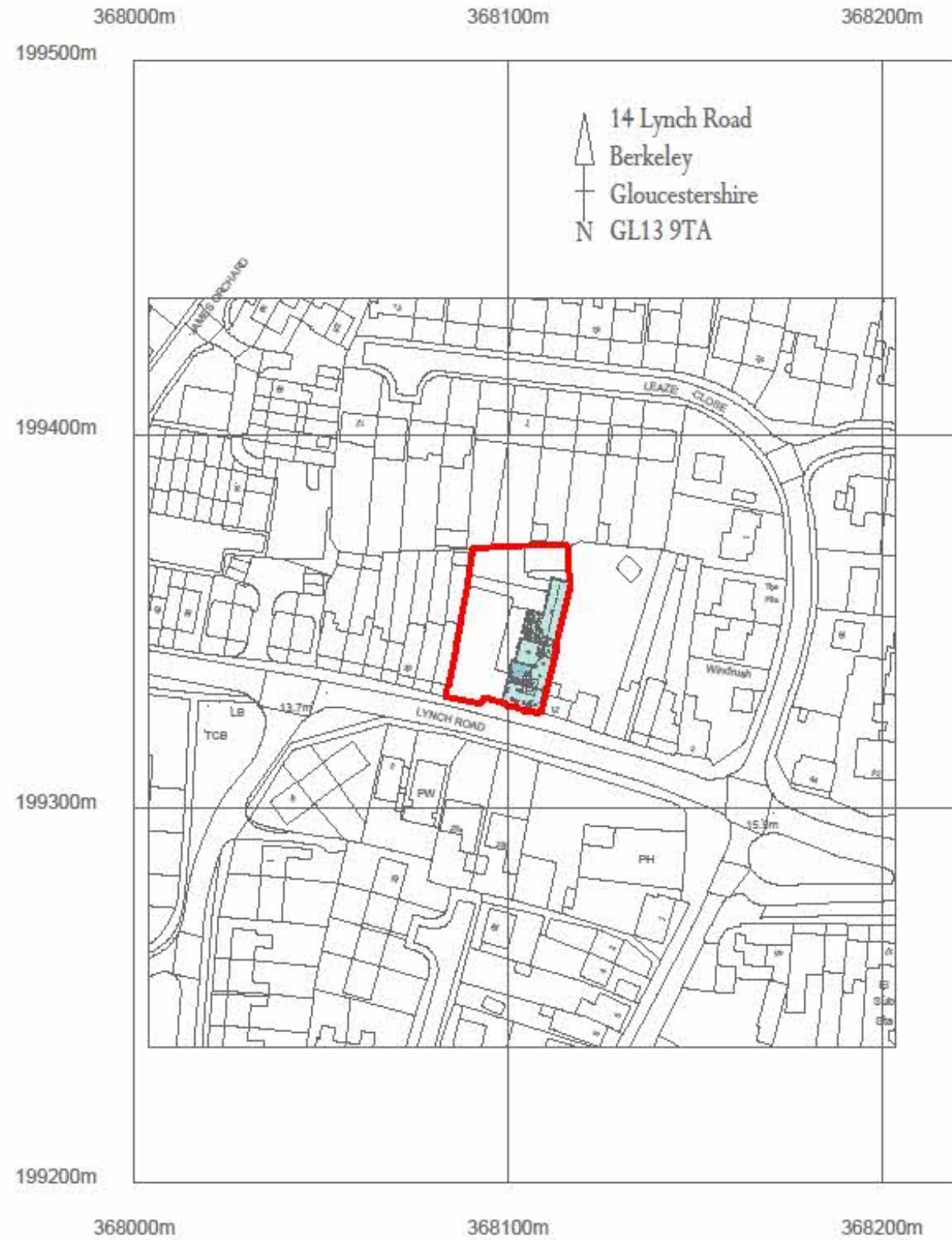
**The Boars Head Inn and the adjoining residential unit.**

Concept images of the new development.

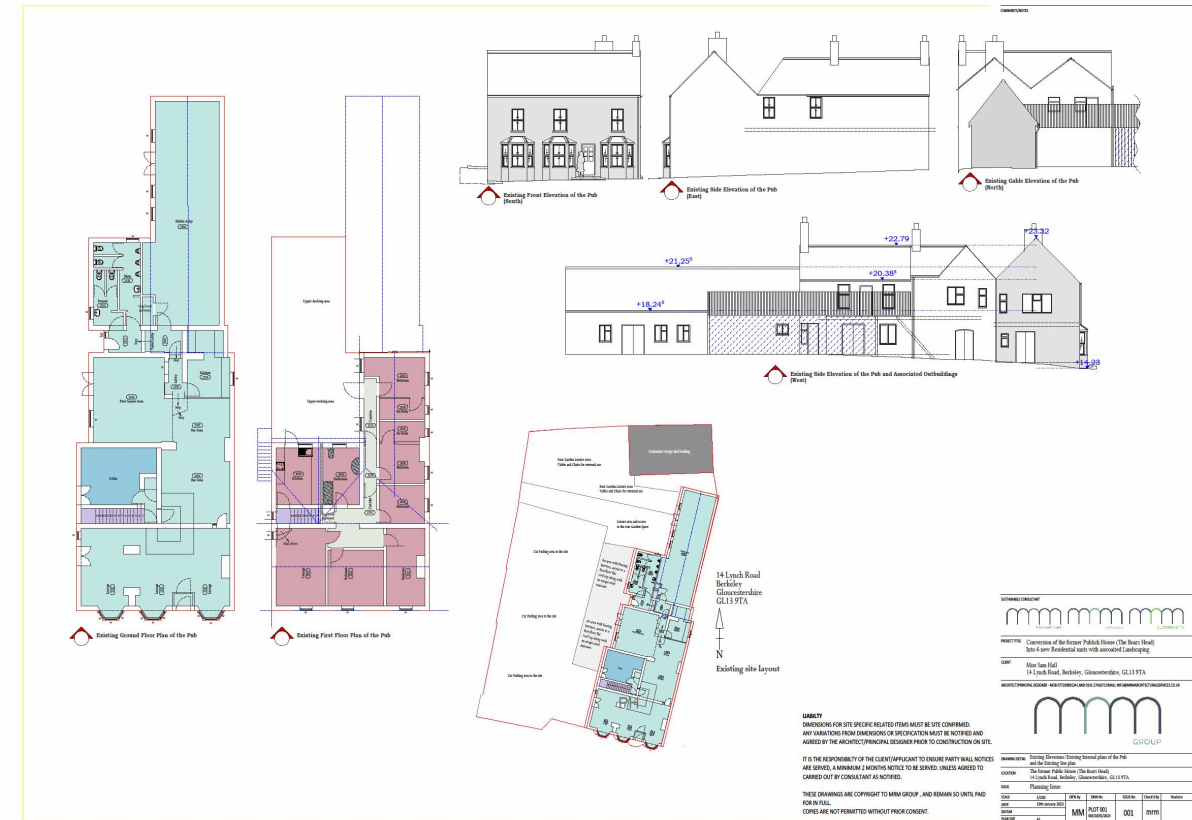


Design Drawings

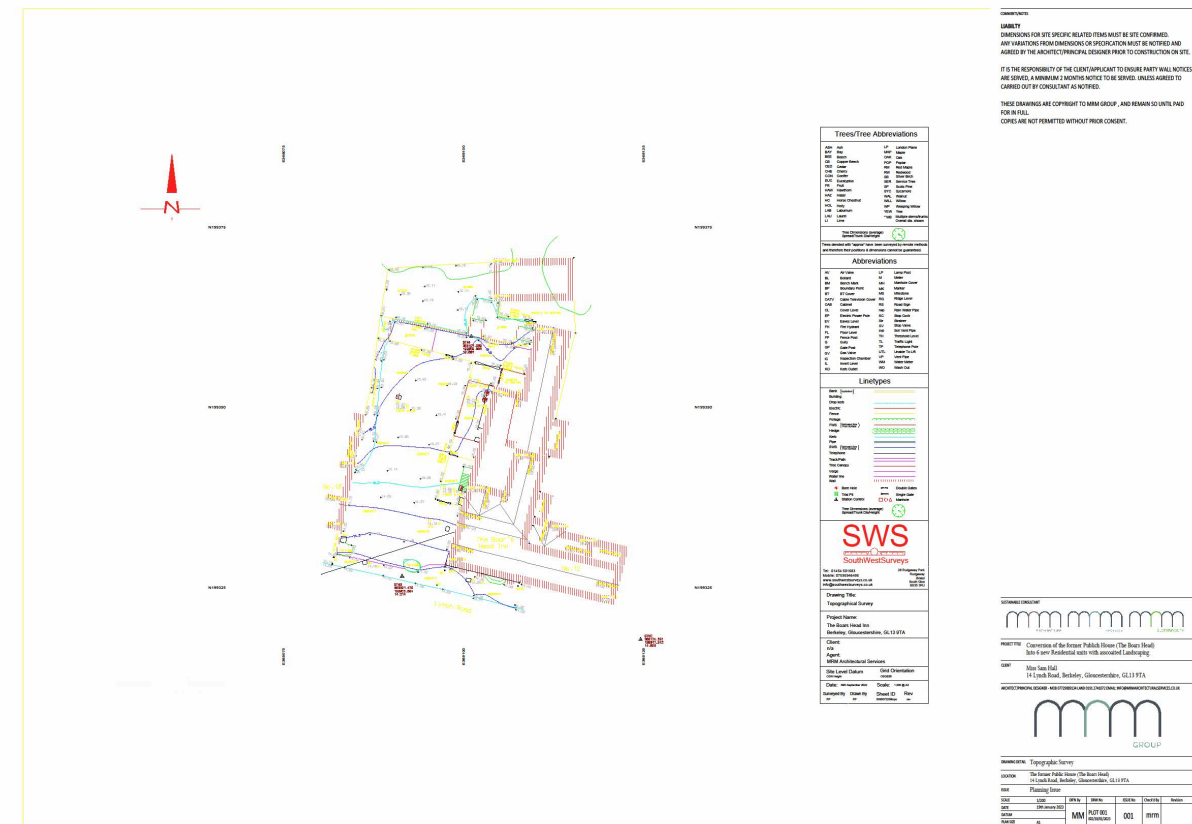
Design Drawings



OS Map with Red Line Boundary – existing layout.



Existing Elevations, Existing Internal Plans, Existing Site Location Plan.



Topographic Survey.

### Design Drawings

**General Design and Site Information**

**Landscaping**

- The site has car parking for 10 vehicles. Each bay is 3m x 2.4m. This includes an allowance for visitor use.
- The site area for vehicle movement inclusive of associated car parking is asphalt finish and represents an area of 40sqm.
- Treed areas and other landscaping surrounding the house units will be Dark Grey Block paving with chamfered edge detail and represent an area total of 75sqm.
- The perimeter to the site has a boarded fence line 1.8m high, 500mm finished.
- The fence area is total on the site which includes the housing units - 220sqm.
- Patio areas for each of the terraced house units - 10sqm per unit.
- Woodland area to the north of the site - 15sqm.
- Surface Water on site as marked.
- Surface Water on site as marked.

**Demerits**

- The conversion of the former Public House to create 2 Dwelling Houses. The Terrace to the highest conversion of the Public House will give 2 bedrooms.
- 5sqm GFA on the Ground Floor.
- The new conversion of the Public House will give 3 bedrooms.
- 4sqm GFA on the Ground Floor.
- 5sqm GFA on the First Floor.
- 5sqm GFA on the First Floor.
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**Site Access**

With access to the site via a shared road entrance 4.5m wide. There already exists a stepped path access to the site currently in place with the existing Boars Head Pub - this access will be retained.

**It is intended to retain the existing main body of the former Public House, retaining the roof frame. Demolishing to the rear the recent single storey addition and first floors, and this will also include in a dwarfed timber shed structure to the North of the site, to be removed.**

**MRM GROUP**

**Proposed Site Location Plan**

Location: The Boars Head Inn, 11 Lark Road, Badbury, Gloucestershire, GL11 9TA

Site: Planning Zone

Scale: 1:500

Date: 02/02/2024

Author: MRM

Check: MRM

Drawn: MRM

Client: MRM

Proposed Site Location Plan.

### Design Drawings

**MRM GROUP**

**Proposed Internal Plans Pub Conversion**

Location: The Boars Head Inn, 11 Lark Road, Badbury, Gloucestershire, GL11 9TA

Site: Planning Zone

Scale: 1:500

Date: 02/02/2024

Author: MRM

Check: MRM

Drawn: MRM

Client: MRM

**LIABILITY**

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Proposed Internal Plans Pub Conversion.

**MRM GROUP**

**Proposed Elevations**

Location: The Boars Head Inn, 11 Lark Road, Badbury, Gloucestershire, GL11 9TA

Site: Planning Zone

Scale: 1:500

Date: 02/02/2024

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Proposed Elevations.

**MRM GROUP**

**Proposed Internal Plans Bungalows and Terraced Housing**

Location: The Boars Head Inn, 11 Lark Road, Badbury, Gloucestershire, GL11 9TA

Site: Planning Zone

Scale: 1:500

Date: 02/02/2024

Author: MRM

Check: MRM

Drawn: MRM

Client: MRM

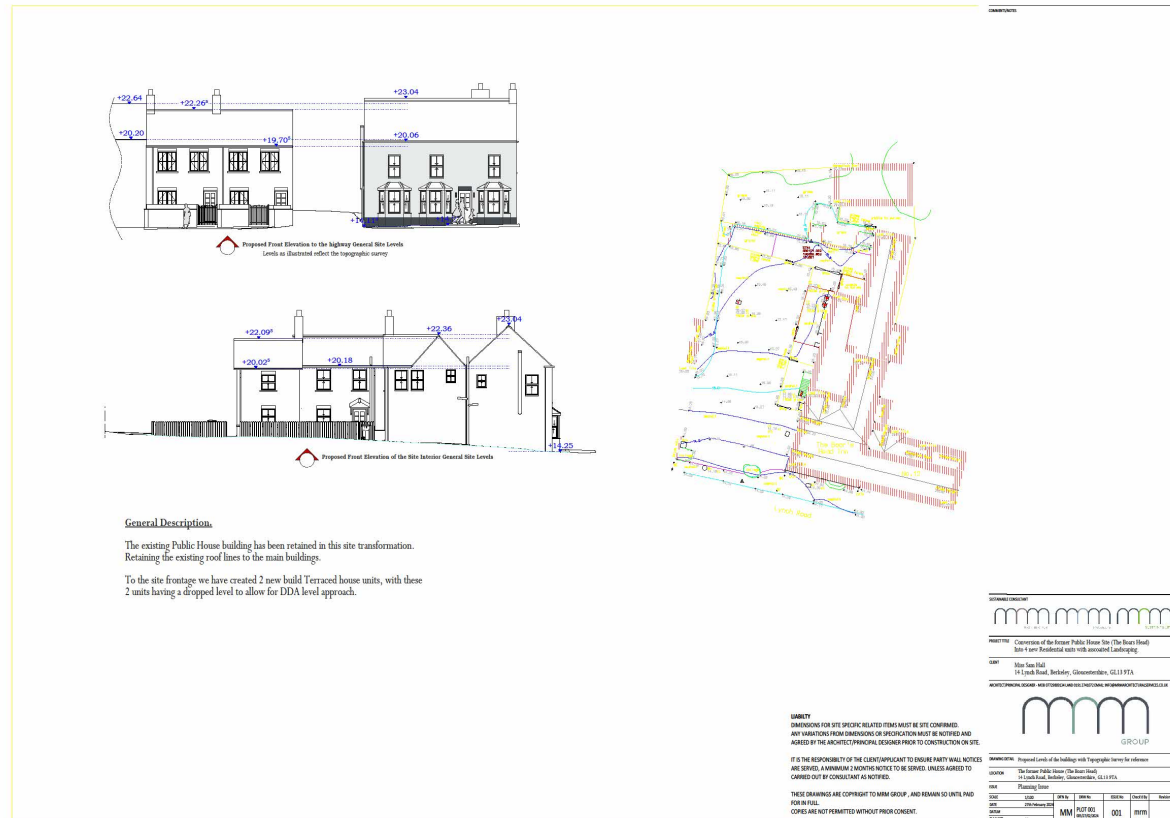
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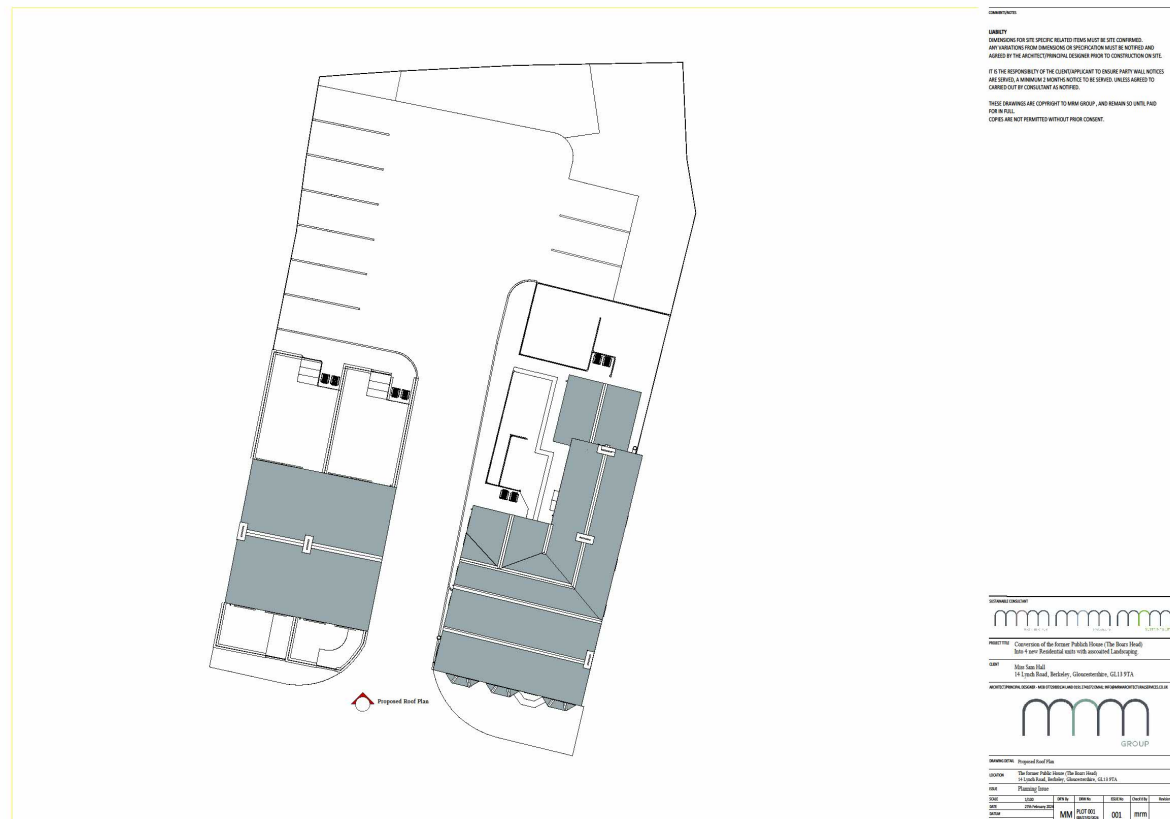
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Proposed Internal Plans Bungalows and Terraced Housing.

### Design Drawings



### Proposed Site Levels.



### Proposed Roof Plan.

### SCALE

In keeping with the existing residential units on the main street scene this site layout and the scale is in keeping with the existing building lines, and the scale and massing respects the existing street scene.

A conventional style design is being proposed, with no over ambitious scale.

### LANDSCAPING

The site design:

- Access comes into the site off the main highway, with ample viewpoints and easy access.
- A combination of hard landscaping and soft landscaping is being offered to the site with the introduction of some communal leisure space, trees, vegetation, and close boarded fencing.
- Asphalt road entrance with vehicle access and paved footpaths.
- Car parking for 10 vehicles, along with two of the bays for Electric Charging.
- Refuse collection is clearly designated to each residential unit.
- The design is respecting the existing pub and the kerb appeal demanded by the former pub.
- Surface water and Foul connections as per the design drawings.

### APPEARANCE

It is intended to use materials to match the existing residential units on the street scene. The render finish of the pub will be removed or updated (TBC), as the existing finish looks an area for dirt from the roadside. Like the adjoining property it may be possible to expose brick back to the original features. Roof coverings in tiled finish rather than slates, heritage colours to be used for windows and doors. All rainwater goods will be black UPVC. Glazing will be mock sliding sash without horns. Cedar close boarded fencing to compliment the cladding features on the buildings. The existing chimneys on the original pub will be retained as part of the scheme to reflect the heritage, and the use of sustainable insulation and high-end specification will produce units of good specification.

### ACCESS

Easy access to and from the site off the main highway, with cars able to access and exit in forward gear motion.



**ADDITIONAL PHOTOS – from the immediate area**



**View of the street scene showing the Boars Head and Site.**



**Site entrance from the highway.**



**Concept view of the front entrance from the highway.**

**CONCLUSION**

We cannot see any issues that may have any significant concerns to the proposed site usage, and the scope of the design would appear to be in line with the local authority planning guides for the site, location, mass, and the design.