

DESIGN & ACCESS STATEMENT

PARROT INN PH

Broadford Rd,
Broadford,
Shalford,
Guildford GU4 8DW

NEW SIGNAGE, ERECTION OF SINGLE STOREY EXTENSIONS, FIRST
FLOOR EXTENSION, ALTERATIONS TO LANDSCAPE INCLUDING
GARDEN PERGOLA

DESIGN & ACCESS STATEMENT

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Applicant: **Pearmain Pubs**

Site Address: **PARROT INN PH
Broadford Rd,
Broadford, Shalford
Guildford GU4 8DW**

Proposal: **Erection of single storey extensions, first floor extension, alterations to landscape including garden pergola**

Job No.: **3177**

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1. INTRODUCTION

- 1.1. This design and access statement has been written in support of a full planning application for a full refurbishment and extension of the Parrot Inn public house in Shalford near Guilford.
- 1.2. The proposal includes:
 - 1.2.1. a single storey extension to the existing customer areas;
 - 1.2.2. first floor extension to accommodate new hotel bedrooms and staircase;
 - 1.2.3. new external landscaping;
 - 1.2.4. a glass roof timber frame pergola to the rear garden;
 - 1.2.5. new ventilation plant, including trade kitchen ventilation.
- 1.3. Records show an inn on this site dating back the 1870s. The building sits on the western side of Shalford common, with the A248 Broadford Road to the north and the River Wey to the west beyond neighbouring buildings.
- 1.4. The Parrot Inn is one of three public houses in the small village and has not been updated or refurbished for many years, after being shut since 2019, the pub has fallen into further disrepair. The operators are looking to make a major investment to bring the pub back to a viable local business and re-establish as a cornerstone of the local community.
- 1.5. The position of the site overlooking Shalford common is a definite asset and outdoor amenity is becoming more important to hospitality businesses to maintain their profitability. The current garden space is overgrown and unappealing.
- 1.6. It should be noted that an full planning application for a similar scope of works (ref 21/P/01358) was approved in January 2023. However, the site has since changed ownership and the current owners, Pearmain Pubs, have taken a slightly different approach to the reinstatement of this site.

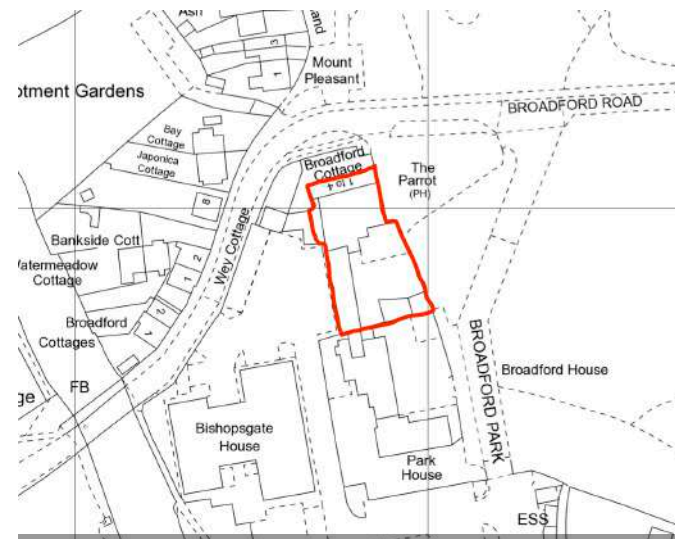


Figure 01: OS Map Outline.



Figure 02: Google Maps Ariel Image

2. PLANNING HISTORY

- 2.1. Historic applications:
- 2.1.1. 08.02.1985 - Extensions to the south and east elevations, removal of existing outside male toilets and timber lean to stores & children's room also formation of patio and beer garden - approve
 - 2.1.2. 08.06.1989 - Removal of existing translucent sheeting of courtyard & replacement with new asphalt roof to create new freezer room - approved
 - 2.1.3. 12.12.1996 - Change of use from restaurant / function room to bed & breakfast units. Demolition of conservatory. Change of use of GF staff apartment into bar and additional restaurant. Extend kitchen by roofing open area adjacent to kitchen - approved
 - 2.1.4. 30.01.2023 - Two single storey extensions to the existing customer areas, a first floor extension, new landscaping and outbuilding. A glass roof timber frame pergola to the rear garden and new ventilation plant, including trade kitchen ventilation - approved

3. AMOUNT

- 3.1. The existing GIA of the ground floor is 484 m² and the existing GIA of the first floor is 187 m², giving a total existing GIA of 671 m².
- 3.2. The proposed single storey extension will result in a GF GIA of 523m², an increase of 39m². The proposed first floor extension will result in a 1F GIA of 237 m², an increase of 50m²
- 3.3. Therefore the proposed development will result in a total proposed GIA of 760m².



Figure 03: Existing Site

4. LAYOUT

- 4.1. The site comprises a two storey building orientated North-South. To the West of the site is a building accommodating staff with separate access from a shared front garden. The main building has a bar with dining areas at ground floor, customer toilets, a commercial kitchen and various ancillary stores. The kitchen and stores lead to a covered external courtyard. To the South-West of the site is a single storey building which were once a set of stables, which have been converted to letting rooms for bed and breakfast use.
- 4.2. There is currently no defined main entrance to the pub, with most customers accessing the site through the rear garden and either a set of doors straight into the bar or into a disjointed lobby. Access to this area is unsafe as pedestrians from the North will cross the busy carpark to enter the garden.
- 4.3. The proposals include the formation of a new main entrance via the new single storey rear extension, to provide direct access from the car park.
- 4.4. It is proposed to provide a secondary new entrance to the north of the site from the pavement along Broadford Road, by way of a new gate, path, entrance doors formed from an existing window and new timber framed and glazed porch.
- 4.5. The adjacent staff accommodation will get a new access gate in the existing garden wall.
- 4.6. A new single storey extension is proposed to the south of the building to rationalise a number of previous extensions and porches into a new timber framed structure. This will have bifolding doors which open out to the beer garden overlooking the common.
- 4.7. The existing stable building will be converted from hotel bedrooms to a kitchen and back of house spaces, with the intention of vastly improving delivery access and refuse collection.
- 4.8. To offset the loss of the existing hotel bedrooms, the first floor of the main building will be reconfigured to provide 6no new hotel bedrooms which will include a fully compliant accessible bedroom.
- 4.9. The proposed first floor extension is located over an existing single storey flat roof structure which currently occupies the south eastern corner of the existing building.
- 4.10. The primary purpose of the new first floor extension is to provide a protected means of escape from the first floor whilst simultaneously providing a passenger lift for disabled access to the hotel bedrooms.

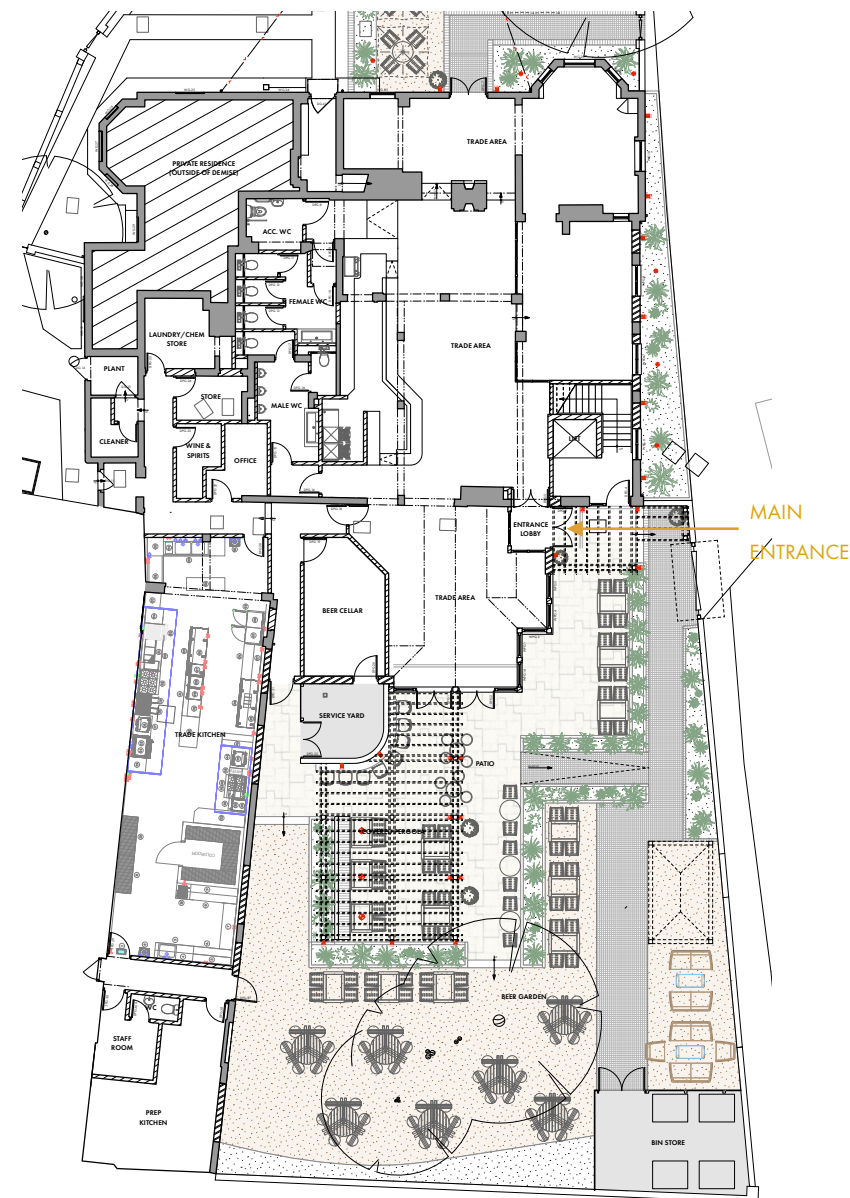


Figure 04: Ground Floor Plan

5. SCALE & APPEARANCE

- 5.1. The existing property is in desperate need of refurbishment and external decoration. These works will include a full redecoration of the internal and external spaces.
- 5.2. The proposed extensions have been designed to keep the overall massing to a minimum, the roof-lines of the additions are lower than the existing to create proportional subservience.
- 5.3. The proposed first floor extension has been designed as a continuation of the existing vernacular, with hanging upper tiles to the upper elevation and painted rendered walls to the lower elevation.
- 5.4. The ridge line of the first floor extension has been set below the adjoining ridge height in order to maintain a sense of hierarchy.

6. LANDSCAPING

- 6.1. To offer customers a better external dining experience, the beer garden will be re-surfaced with a mix of sandstone paving and permeable resin.
- 6.2. New planted beds will contain a mix of pollinator friendly flowering plants and ornamental grasses.
- 6.3. The new timber shelters and paving offers customer a better experience Describe development to external open spaces, do these enhance/protect the character of the space

7. ACCESS

- 7.1. There is no proposed change to the existing vehicular access to the site. Currently vehicular access to the car park is prohibited by concrete barriers.
- 7.2. Access to the building will now be comprised of nine separate entrances. The main entrance for customers to the trade area, as mentioned before, is located immediately off the car park and is formed from the new extension. The entrance door will be preceded by a new timber pergola structure.
- 7.3. The site benefits from being on fairly level land which means no access points require any stairs or ramps.



North Elevation



South Elevation



West Elevation

Figure 05: Proposed Elevations

8. FLOOD RISK

- 8.1. The site is located in Flood Risk Zone 2. Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.
- 8.2. A detailed flood risk assessment is included with this application.

9. CONCLUSION

- 9.1. The Parrot Inn public house has been left in a state of disrepair for too long and needs to be updated after a recent acquisition. The pub has the potential to be a desirable location for local residents.
- 9.2. The proposal seeks to revitalise the The Parrot Inn and give visitors a better experience by broadening the pubs appeal. The updated external area and landscaping has been thoughtfully curated to complement both the functionality and aesthetics of the building, making better use of the space.
- 9.3. The design and intention focuses on keeping the building true to its history while adding new feature elements to elevate the design.

Prepared on behalf of Pearmain Pubs Ltd

by

Sampson Associates

