

Design & Access and Conservation Statement

Planning Application

For Proposed single storey Glazed Veranda over to form covered outdoor seating area

Situated in Stoke Golding Conservation Area

At The George and Dragon Public House

Station Road, Stoke Golding, Leicestershire CV13 6EZ



The Proposal in Outline

(To be read in conjunction with drawing No. DL850-01/02)

This application is being submitted on behalf of Crocodile Products to support the planning application for a single storey glazed veranda to the rear yard area of The George and Dragon Public House. The addition of the proposed glazed Veranda is designed to create a covered outdoor seating area, this will be a significant enhancement and 'betterment' of the existing seating arrangements.

Area Appraisal

The application property is located within the **Stoke Golding conservation area**

The property is noted within the Stoke Golding Conservation area appraisal of 2013 as being an Unlisted Building of Local Historic or Architectural Importance.

The property lies within the Victorian commercial heart of the old village and as such is an important landmark in the village. The view seen into the Public House yard off High Street when converging with Station Road and Main Street is not one that is identified as a key vista that requires historic protection according to the conservation appraisal map.

The design, Character, & Appearance

Any new development must take account of the established character of the area by being of appropriate scale and density and utilising appropriate materials so that the buildings will make a positive contribution to the character of the Conservation Area.

The proposal is for a simple modest glazed Veranda structure to the courtyard area of the George and Dragon Pub. The structure has minimalist aluminium framework and toughened safety glasswork that will ensure the existing building fenestration and historic features remain the dominant site feature. The Veranda will have a lean to type roof structure with all roof and glazed frames finished in **RAL9011 MATT colour Graphite Black**. This would be in keeping with the current window and door fenestration colours and would be a 'nod' to the colour ways of the existing pub and outbuildings and would be in keeping with its back yard setting.

Layout

The proposed external glass Veranda will be accessed off the rear Pub and flat entrance. The proposal seeks to be a 'betterment' of the current outdoor seating arrangement. The structure sits largely hidden from the street scene and is further screened by a timber and black steel entrance gate to the car park for security reasons.

See drawing No. DL850-02 and CR21861 for further details.

Use/Amount

There will be no new floor space created.

Appearance & Scale

Drawing no. DL850-02 clearly identifies the design scale and appearance of the structure. It is approximately 7.385m in length and approximately 5.4m in width. The Veranda structure has a lean to mono-pitch roof line which is approximately 3.35m high at the abutment level and approximately 2.5-2.6m high at gutter level.

Please see drawing No. DL850-02 and CR21861 for further details.

Access

Remains unaffected – the property has the benefit of a good level of onsite parking for its size and position within the village of Stoke Golding. This proposal does not affect parking.

Planning Policy

Historic Environment states that the (NPPF) local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the Historic environment, including heritage assets most at risk through neglect decay or other threats. Although this property is not a Listed Building due consideration must be given as to whether or not the proposal would have a detrimental effect on its immediate surroundings.

Heritage Context & Impact

Although designated as being built within a conservation area the development is hidden from view and discreetly sits to the rear of the George and Dragon Public House which is also Unlisted.

It is important to consider the effect an extension can have on the character and appearance of the host property and on the amenities of any neighbouring properties. Extensions should complement the form and character of the existing and integrate well with the host buildings. This does not mean that it necessarily has to match the existing property in terms of materials or architectural design.

Conclusion

The glazed veranda proposed will be a simple functional building that seeks to be 'neutral' in its design so as to not detract or draw attention to anything other than its immediate surroundings. It does not seek to make a design statement, it's simplicity is in its glazed structure and transparency. Given the above, and that the veranda would be pretty much obscured from the street scene by being sited behind the main Public House, the proposal then would appear to have no detrimental visual or architectural impact to the host property, adjoining properties, or the broader street scene and conservation area as a whole.

The proposal has minimal impact on the 'principle elevation' when viewed from Station Road or Main Street. The extension is also subservient in all respects to the main property and is modest in scale.