

Design & Access Statement (incl. Heritage Justification)

MORGAN CAREY ARCHITECTS

Development

at

Cherry Tree Inn, Crawley Road, Faygate

for

Hall & Woodhouse Ltd

September 2019 1073-06

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1.0 Introduction

Morgan Carey Architects have been asked to prepare an Application for Planning & Listed Building Consent on behalf of Hall & Woodhouse Ltd, for the conversion of the pub into a restaurant and drive-through (Use Class A5), incorporating alterations to the Listed Building, a new rear extension, ancillary landscaping and car parking.

This document has been prepared in accordance with the NPPF and should be read in conjunction with the Application drawings and other supporting documents.

The Cherry Tree Inn is a Grade II Listed public house located between Horsham, to the southwest, and the small hamlet of Faygate to the northeast.

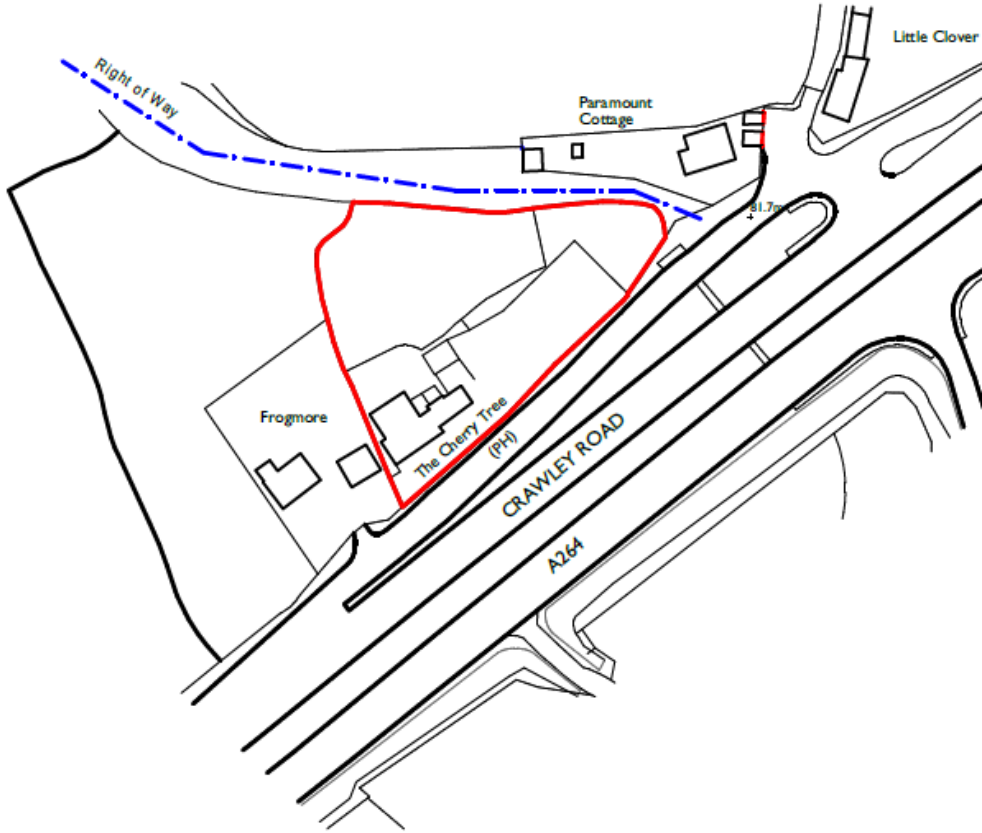
The site is on the north side of the A264, forming part of a small collection of farm building and dwellings, accessed via a slip road from the dual carriageway.

The existing building is to the southwest corner of the site, with car parking fronting onto the slip road. To the north of the site is a pub garden and terrace area. The ground falls away by approximately 2.5m from south to north.

To the west of the site is Frogmore, a detached dwelling with separate flat roofed garage nearest the western boundary. Mature trees bound the northern half of the site. A bridleway is immediately to the north.

Planning Approval was granted in 2008, for a single-storey rear extension with a basement and associated landscaping and parking area for 29 vehicles. This Application echoes that unimplemented approval, whilst having consideration for relevant developments in national and local planning policies.

This document should be read in association with the separate Heritage Assessment prepared by Kevin Morris, which accompanies this application.



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2.0 Analysis & Evaluation

Pre-Application advice has been received from Horsham DC. Comments received have informed amendments to the overall site layout and design, providing an extension width, which does not extend beyond the primary two-storey building element. The general principle of the change of use of the public house was supported subject to suitable justification being provided.

A brief history of the Listed Building is given below for ease of reference. Detailed analysis is provided within the separate KMHP Report.

At its core, The Cherry Tree is a C16 timber framed open barn-type building, subsequently enlarged to provide two storey accommodation, with inglenook and chimney breast being added in the C17. The west chimney and southern lean-to structures are circa C19-20 additions, with the building being used as a public house around this time.

The site was historically part of a small hamlet of buildings around Little Clovers Farm, set either side of the main road connecting Horsham and Crawley. The development of the railway and station at Faygate, coupled with the expansion of the highway, has reduced the importance of this settlement.

The dual carriageway forms the boundary of the AONB which lies to the south.

The current use of the building is not considered a viable long-term solution, owing to its isolated location, extensive local competition, building size and limited capacity for enlargement, to suit changing demands being placed upon public houses in general. A proposed change of use is therefore sought. A separate justification of the functional re-use of the public house is provided separately with the Application.

In line with the NPPF, this Application seeks to retain this important historic building and provide a viable future use. The design approach has been guided by a number of key principles:



Existing A264 Elevation

3.0 Design Principles

- Provide a new use which provides a viable economic re-use of the existing building.
- Minimal disturbance to the historic fabric.
- Removal of the existing modern rear extensions which are detrimental to the character of the historic building.
- A new extension which is subservient in form, scale and massing.

Development of the site should conserve and enhance the significance of the Listed Building, through its sensitive and economically viable re-use. Consideration must also be given to the potential impact upon the setting of the AONB, which in this location is largely characterised by dense woodland bounding the highway.

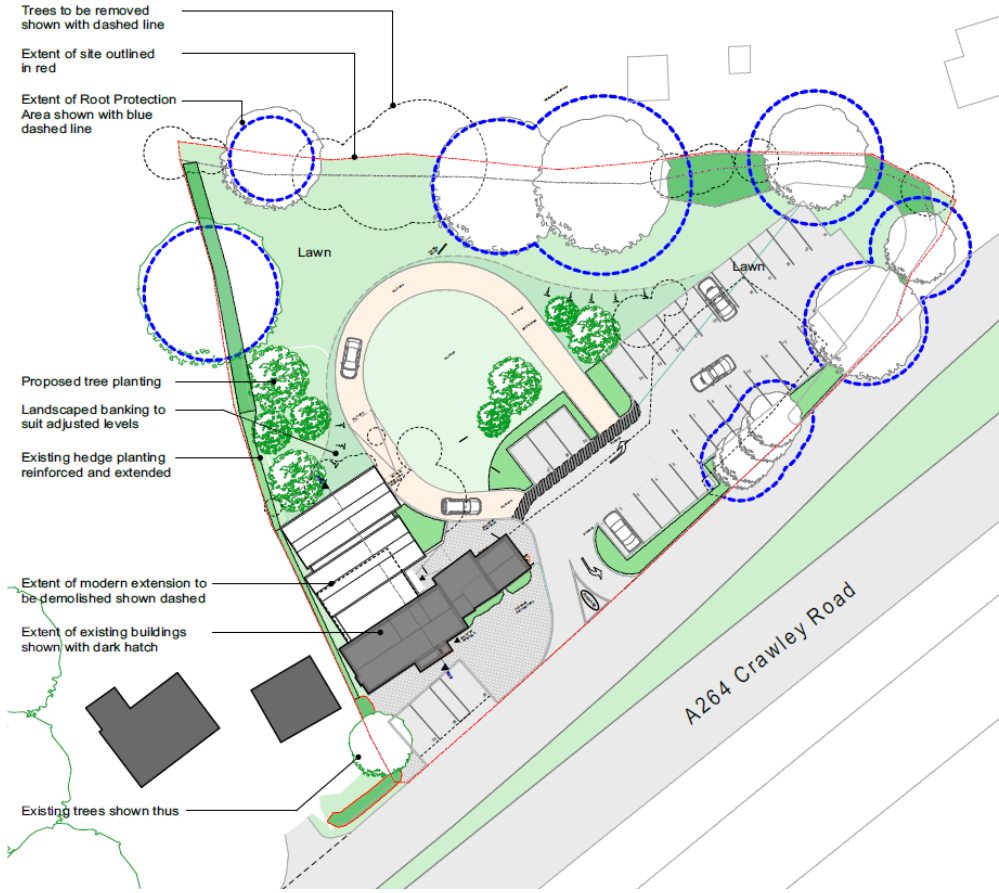
The significance of the Listed Building lies in the overall composition of its highway frontage, comprising a timber framed two-storey building, prominent brickwork chimneys and single storey east wing.

The existing building will be an essential part of the redevelopment, and renovated to provide a seated restaurant area for a new A5 take-away facility.

The proposed single storey will be subservient in scale and mass to the historic building. It will extend further into the site, though owing to the large plot, this would not result in overdevelopment of the site, with most being given over to soft landscaping. This would preserve the setting of the AONB.

An existing area of boundary fencing, tarmac and gravel defines the current car parking area, which broadly runs across the full highway frontage. This will be retained and reconfigured to provide 30 car parking spaces, of which two will be for disabled users. The existing highway access with be altered to provide suitable parking and drive-thru access.

The existing mature boundary trees and hedging will be retained and reinforced with new planting. Some trees within the centre of the site will be removed. These are not high quality specimens and their removal is not considered detrimental within the accompanying Arboricultural Survey.



Proposed Site Plan

4.0 Design Solution

The existing bar and toilet corridor within the main section of the building, and the modern rear extensions will be removed. These do not enhance the significance of the Listed Building and will be replaced with new kitchen and toilet facilities, located in the new extension to minimise disruption to the historic fabric.

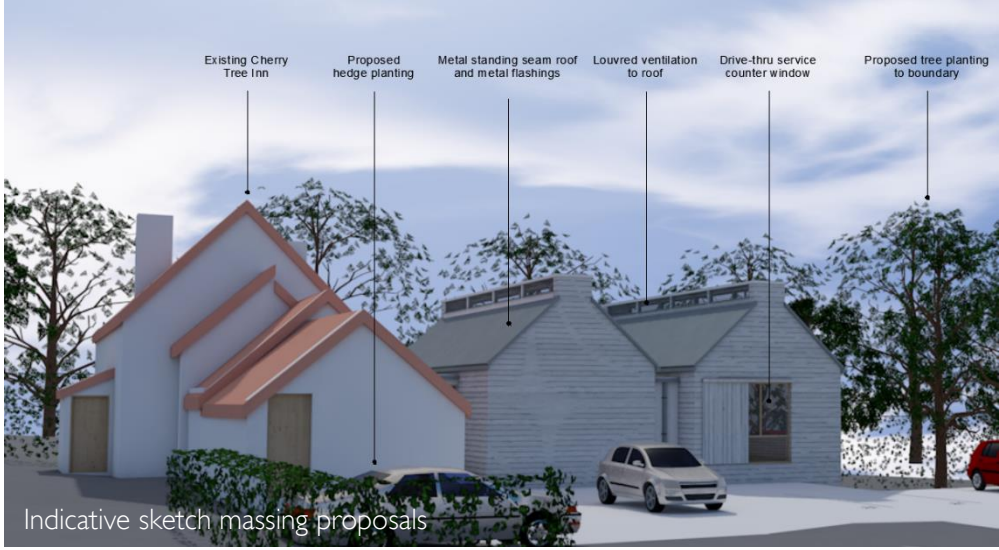
The new rear extension is conceived as three sliding bars of accommodation, subservient in scale and massing to the existing building. The extension will run parallel with the grain of the existing building and echo its local vernacular, of pitched roofs and 'long-barn' arrangement.

A new glazed link will provide a new access point into the building. The existing main entrance will be retained. The link will be flat-roofed, providing a lightweight connection between new and historic elements, without disrupting the existing first floor windows on the northwest elevation of the existing building.

The link will fall within the footprint of the existing extension and therefore limit disruption to the historic fabric.

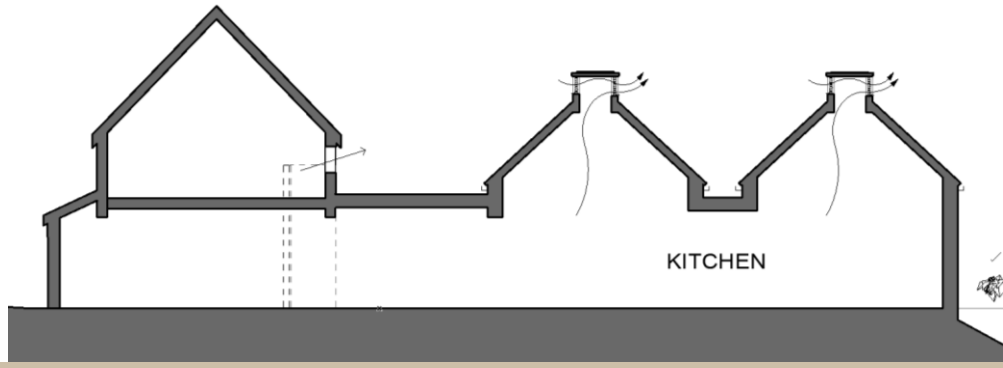
The two further timber-clad elements will incorporate a pitched-roof design echoing the plan-depth and form of the Cherry Tree Inn. They will be subservient in size and materiality, ensure that the existing building is read as the dominant architectural component on site.

To avoid the potential ad-hoc mechanical servicing being located at the back of the building, the pitched roofs have been designed to include raised-ridge profile to accommodate all necessary mechanical services and ventilation requirements.



Indicative sketch massing proposals

Indicative section



4.1 Design Solution

The existing car park area is accessed from the dual carriageway slip road. The proposed layout will provide a reconfigured arrangement broadly within the existing area of hardstanding. It is proposed that a total of three spaces are provided to the front of the pub, allocated for disabled and staff parking.

The existing pedestrian access to the front of the Listed Building will be retained. The layout is narrow and adaptation to provide a DDA compliant access would detrimentally affect the Listed Building.

Therefore a new level-threshold access will be provided to the rear of the building via the glazed single storey link.

Internally, there are step-changes between all three sections of the ground floor of the existing building. A new ramp will be installed within the main section of the building, providing suitable access to all facilities. Adjusting the floor levels or installing ramps is not feasible within the historic single storey elements of the building, due to limited head-height and capacity to accommodate the length of ramp required. We therefore propose that the existing steps and level changes remain within this section of the building.

Staff changing facilities and additional restaurant seating will be provided on the first floor. Owing to the nature of the Listed Building, the insertion of a lift would require the removal of historic fabric which is considered detrimental to the Listed Building.

The new end-user may wish to reconfigure the internal arrangement to suit their specific requirements.



Indicative massing proposals

5.0 Access Statement

- Re-use and rationalisation of an existing highway access.
- New extension to provide DDA compliant access into the building.
- Internal alterations to improve DDA compliant access within the building.
- A new single storey building subservient in scale and massing to the existing building.







6.0 Site Photographs, Ecological & Arboriculture Statements

Ecology & Arboriculture:

Separate Ecological and Arboricultural Statements accompany this Application and should be read in conjunction with the associated Planning Application drawings and documents.

The Phase 1 Survey and Ecological Report were undertaken in October 2017. There have been no changes to the current use of the building in this time and the garden area has been continuously maintained by the landlord. Additional Phase 2 survey work will be required once the 2020 season commences. It is recommended that such works could be covered by a pre-commencement condition, should approval be granted.