



Fisherman's Cottage
Design and Access Statement
April 2018

FlowerKittle
architects

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Introduction

The purpose of this Design and Access Statement is to document the design process for a proposed extension and redevelopment to the south of the existing Public House to support linked overnight accommodation. Further aspects of the brief are detailed below.

The Design and Access Statement sets out background information, a site contextual appraisal and a development strategy for the potential extension and redevelopment of the site.

This Design and Access Statement is to be read in conjunction with the Planning Statement, Heritage Statement and other specialist reports.

It is the intention of this study to both analyse the existing listed building, context and previous applications, but to also step back in order to view the site afresh and reappraise the suitability for future development. Our approach to this study is heritage and contextually led and starts with an analysis of the existing building and the site.

Design Brief

- The design brief for the proposed development is to create within the curtilage of the site, additional areas for overnight accommodation that are linked to the Public House.
- The scale of development needs to be appropriate both in its scale, mass and appearance relative to the existing Public House
- The development needs to reinforce the simple form and character of the Fisherman's Cottage.
- The public views to all sides of the Listed Building and immediate context need proper consideration.
- Improve the relationship between the back of the site and the front.
- The scale of development needs to create ongoing financial viability.
- Sufficient rooms need to be provided to contribute to the viability of the business without harming the existing trade.

Fisherman's Cottage,
224 Kennet Side, Reading, RG1 3DW

Key Views shown in red



Site Location and History

Please also refer to the heritage report from Forum Heritage Services which evaluates the building and it's associated context and historical merit in detail and in relation to the proposed plans.

The Site is illustrated on the following location plan.

Fisherman's Cottage is a grade II listed Public House located on Kennet Side West of Reading Town Centre. Its principal frontage is to the Tow path facing north where the building directly faces the River Kennet Canal. Attached at ground floor to the west is a modern conservatory. To the rear of the public house is two single storey additions.

To the southern end of the plot at the same level as the public house ground floor is a disused garden area currently used for storing unwanted furniture with a retaining wall to Canal Way and the boundary of the car-parking above to the east.

The site has a sloping topography on a north to south axis with a change in level from the lower public house frontage to the car park of approximately 3.5metres. Refer to the existing sections and elevations.

To the East are the residential properties of Lock Place and to the west fronting the watercourse are the properties of Kennetside.

The site is linked north to south by footpaths from the lower ground of the Towpath to the higher ground of Canal Way.

The setting of the existing building has gradually over time been eroded with the wholesale demolition of the 19th century housing and erection of modern housing developments in the 20th century. To the west and east are late 20th century buildings; mainly two-storey houses and a three-storey block immediately to the east of the public house.

The Building

Fisherman's Cottage is a Grade II listed building which has a simple, near square plan, two storeys in height with a hipped, slate tiled roof. The building is rendered and white washed, with a canted bay to the front of the building and generally casement windows with iron frames. The roof is dominated by two large, picturesque brick stacks.



View 01 - From the Canal looking South West

Key Views

Architectural Rationale

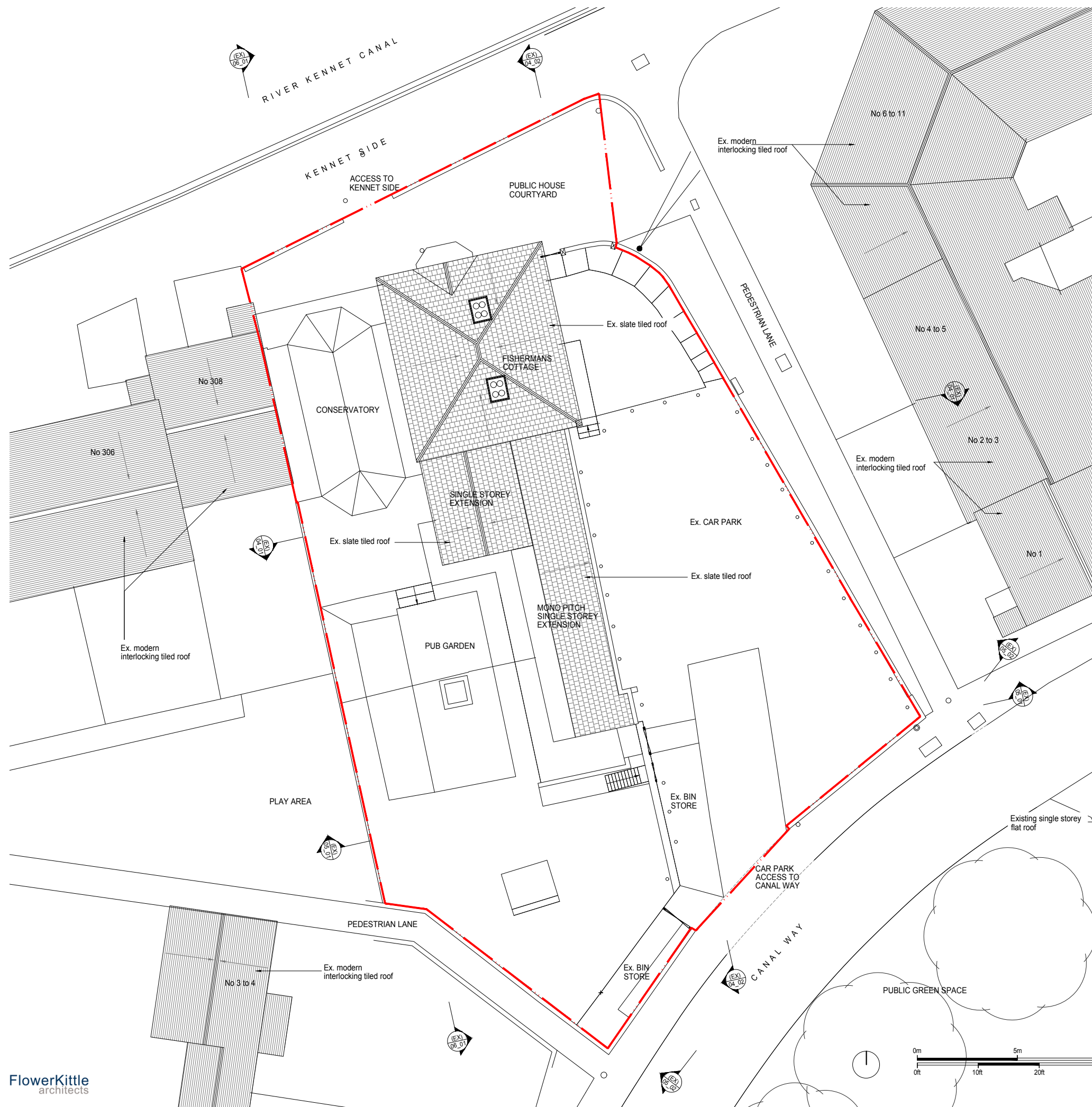
- Maintain the primary frontage to the existing listed building.
- Ensure the integrity of the existing public house by ensuring the proposal is subservient to the host building.
- Respond to the context of the listed building in terms of scale and mass.
- Maintain views through the site to the host building.
- The typology of the existing building is one of pitched hipped roofs and simple roof forms. Ensure that the proposal responds to this typology.
- The proposal should be modest in comparison with the existing ornamentation and decoration of the public house.
- Create a holistic vision for the site by unifying the northern and southern parts of the curtilage and wider context. The proposal should help re-orientate the building from being solely canal facing to one which is considered and resolved on all sides.
- Given the approach to the building has changed over time, the public house has not been altered in any way to accommodate this change. The proposal needs to help reintegrate Fisherman's Cottage and its ancillary buildings within a wider context and a site which is now visible on all sides.



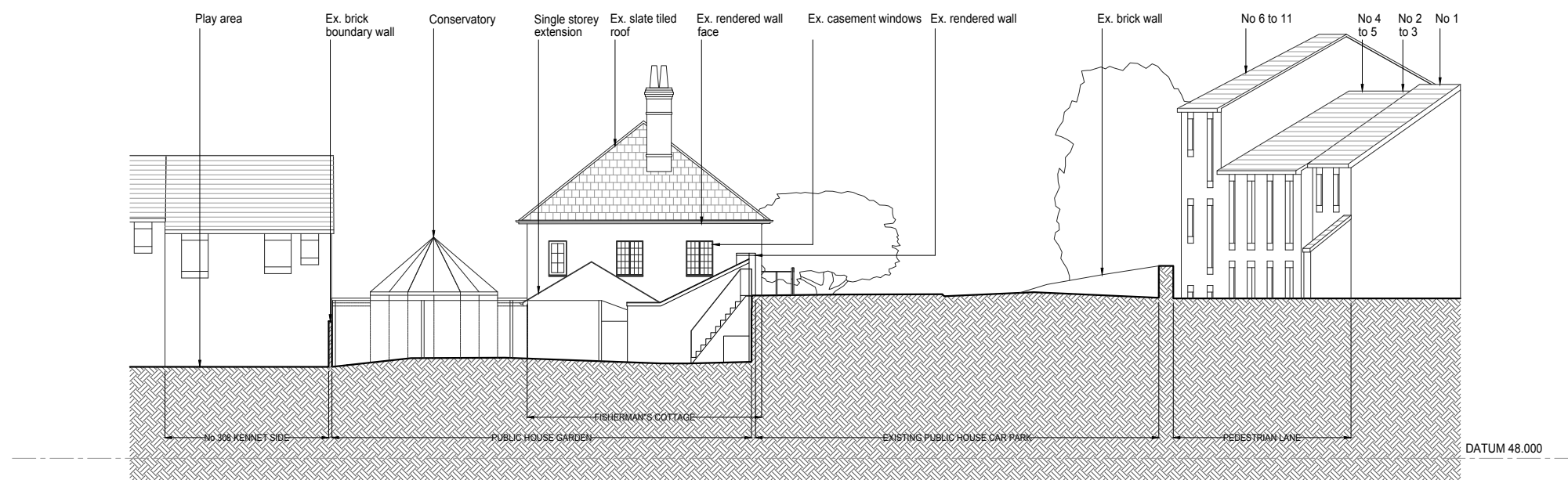
View 02 - From Canal Way looking West



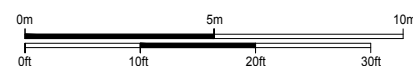
View 03 - From Canal Way looking East



Fisherman's Cottage
Site Plan at roof level



01 - South Sectional Elevation - Existing
1:200@A3 (1:100@A1)



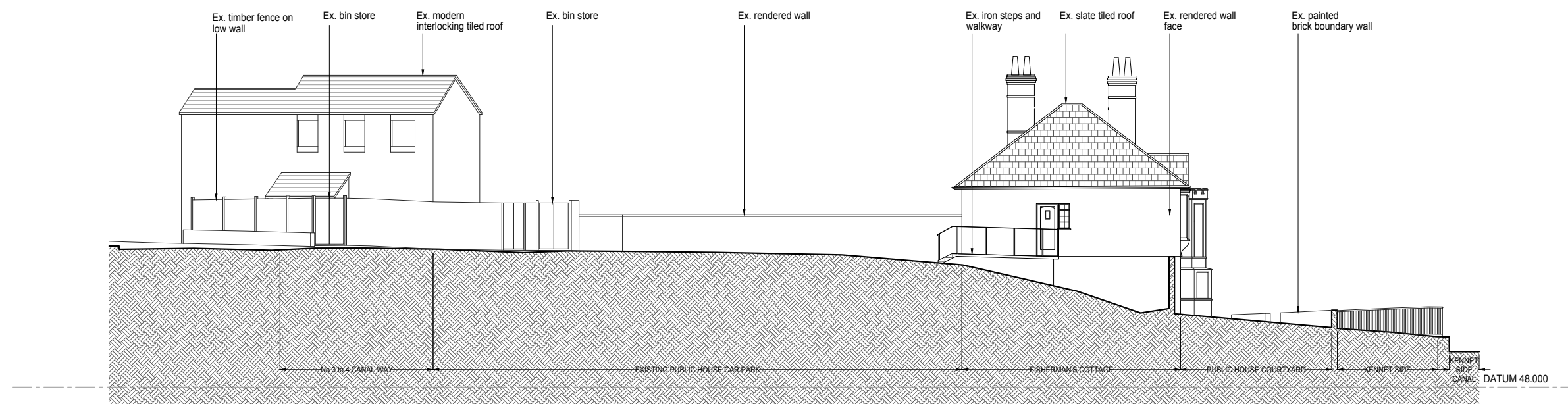
Existing Site Sections Note the following:

Section 01

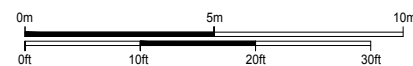
- Rear elevation of the public house and the single storey additions to the rear.
- Cross-section shows the retaining wall to the car-parking area above.
- Two storey development of Kennetside from pub level.
- Three storey development of Lock Place from car-park level.
- Hipped slate roof with projecting brick chimneys and rendered facade to the existing public house.

Section 02

- Long Section through the east side of site showing the relationship of the canal with the pub and the rear of the site and the associated level changes.
- Existing entrance from car park to pub is on east elevation.
- Two-storey development from the car park level of the properties on Canal Way.
- Retaining wall to the pub garden below.



02 - East Sectional Elevation - Existing
1:200@A3 (1:100@A1)



Previous Scheme Summary following Appeal Decision

In summary, the Principle of Development which is “the provision of overnight accommodation ancillary to and dependant on the existing public house (A4 use class) could be considered acceptable in principle”.

The main issue that was identified in the Appeal Decision made on the 7th December 2017, is whether the proposals would preserve the special architectural and historical interest of the grade II building.

The material considerations of the previous scheme in relation to these points are reviewed on the following page.

Fisherman's Cottage,
Previous Planning Application
Reference: 161741 FUL -
Appeal ref: APP/E0345/W/17/3177374



PROPOSED PLAN - PUB LEVEL



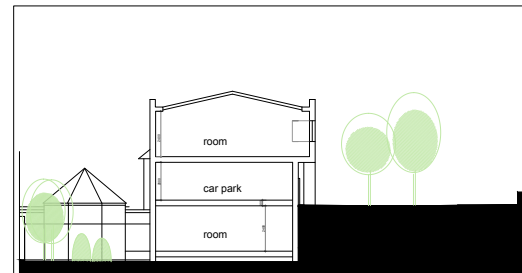
PROPOSED PLAN - CAR PARK LEVEL



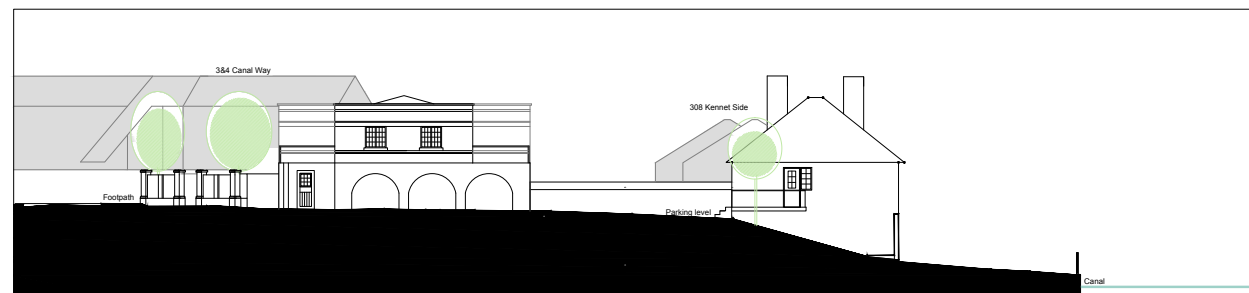
PROPOSED PLAN - TOP LEVEL



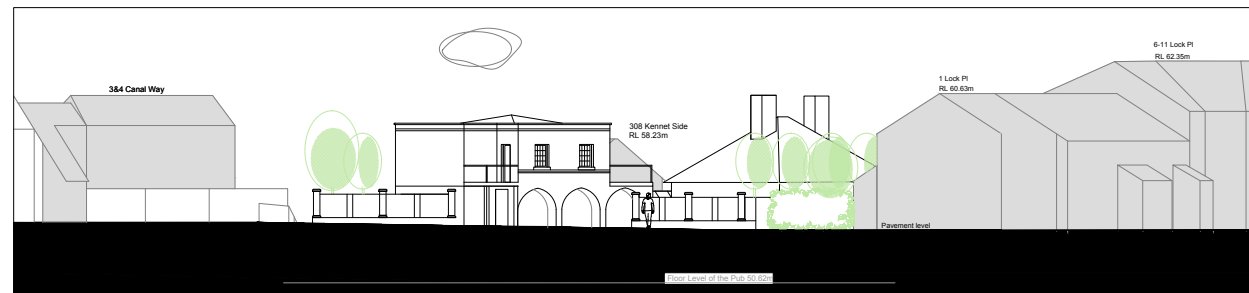
PROPOSED ELEVATION BB



PROPOSED ELEVATION CC
Pub Garden



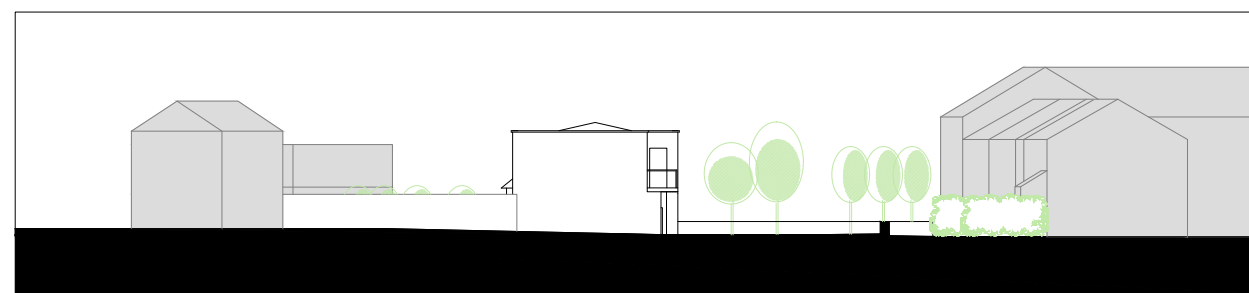
PROPOSED ELEVATION DD



PROPOSED ELEVATION EE - Canal Way View



PROPOSED ELEVATION GG



PROPOSED ELEVATION II

Previous Scheme Appraisal

- Height and mass of proposal is overly dominant with respect to the existing building.
- The roof design has a different architectural language to the existing hipped roof faces. The proposed roofline is set behind a parapet and is very shallow, offering a different typology to the host building. The roof is barely visible.
- The effective eaves height of the proposed development is almost at the ridge height of the existing building.
- Further erosion of public views to the rear of the Listed Building.
- The roof of the existing public house is the dominating feature inclusive of the tall brick stacks. The proposed three storey building's mass obscures some of these views.
- Reduced legibility and detracting of significance away from the Listed Building.
- The existing Listed Building has a simple plan and section, this does not translate to the proposed development. The step in section and the open car parking arches are more representative of a modern development and adds bulk and weight to the building.
- The footprint of the building is considered to be reasonable and in pure footprint terms solely, the scheme would not represent an over-development of the site.
- The separation of the building structure from the existing Listed Building is reasonable. This is justified by the small garden area being retained at the rear of the building and the open space between the site and the conservatory to the side of the building, as well as in the form of the existing car park.



Design, Layout and Appearance of Proposal

The principle of the design is to create a holistic vision for the site which reinforces the Grade II Listed Building's integrity both in its form and character. Our initial standpoint is to preserve and protect the heritage asset and reinforce its presence within a context that has been eroded over time with poorly designed and over scaled development.

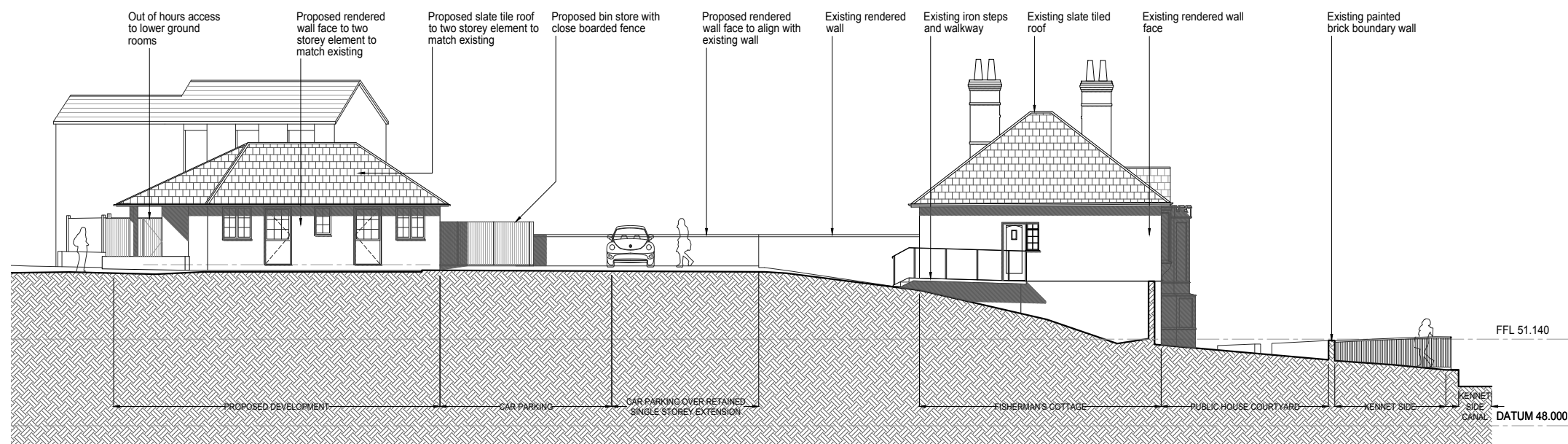
The design for the site is predominantly in the southern end of the site at the rear of the public house, which also includes the demolition of a small section of beer cellar for accommodation and minor alterations to make possible the car parking over. The southern area of the site is the disused area of garden which will be re-purposed under the new scheme with a new landscaping proposal. The public house itself will be completely retained. The existing parking area to the east remains largely unaffected and additional parking is provided as described later in this section.

The siting of the proposed form of the building is to the southern area of the site, carefully positioned to maintain separation with neighbouring buildings and importantly retaining views through the site to the Listed Building from Lock Place. These views under this new scheme are reinforced and framed rather than obstructed.

Fisherman's Cottage has a simple form with a hipped, slate roof and two brick chimney stacks. In response to the previous scheme, which was criticised because of its height, mass and roof form, the proposal re-evaluates the typology of the proposal. Thus, the roof form of the proposal is simple, pitched and hipped with overhanging eaves. The eaves are equal to the existing public house with the ridge much lower emphasising how it is of a subordinate nature. The height, mass and bulk of the building has been reduced significantly from the previous scheme with the removal of a storey.

Given the step in level from the public house garden to the car parking looking west to east, the roof form should respond to the visual perception of this roof from both levels/ sides. The design of the proposal introduces a cat slide roof to bring the eaves down lower on the garden side of the proposal. This importantly helps to reduce the mass on this side when viewed from the garden and from neighbours whilst maintaining the depth of the plan.

To maintain height within the rooms on the cat slide side, two dormer windows are proposed with



hipped roofs that face west. These dormer windows emphasise the coach house quality of the building when seen in the context of the existing public house.

The footprint at ground floor (car parking level) is slightly smaller than the public house with a simple plan that looks to harmonise and take reference from the existing public house.

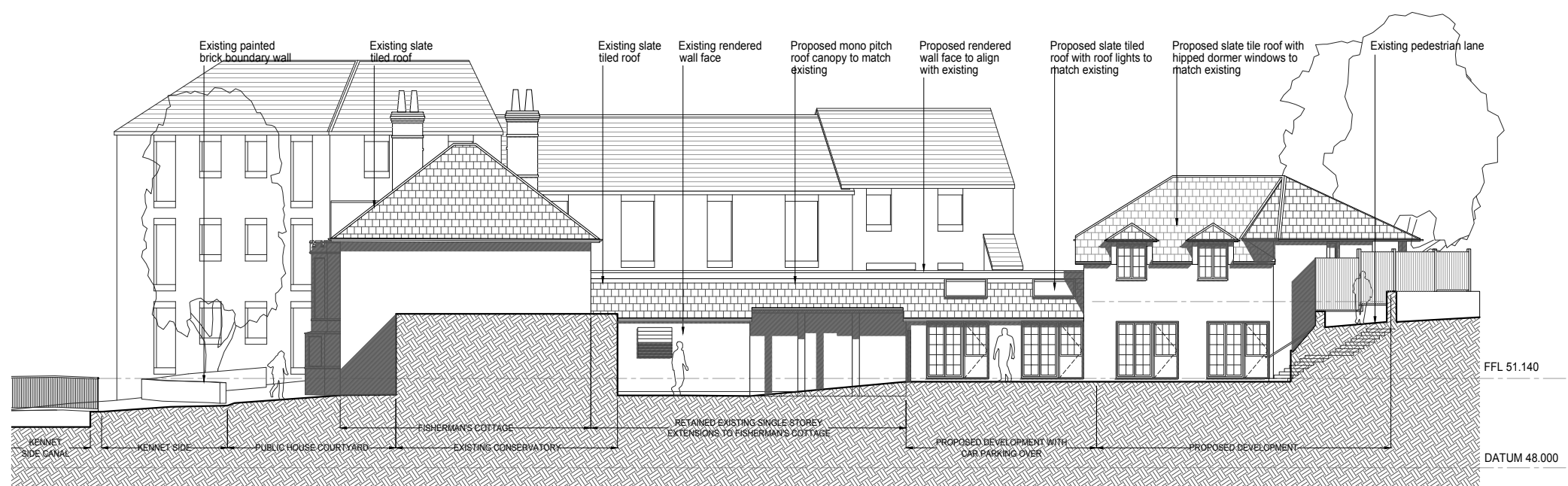
The proposal represents a vernacular language of Architecture akin to the Public House. Envisaged to appear as a coach house to the existing Public House, the proposal configures 4 rooms at lower ground (pub garden level) and 2 rooms at ground floor (car parking level). The plan is a simple square footprint which pivots at the southern most point to follow the line of the boundary and express the shape of the site.

Window and door positions have been carefully considered to ensure that natural daylight and outlook is available for all rooms.

When considering the proposal from the tow path, you perceive the proposal as a minor outbuilding to the primary figure of the Public House. It adds weight to the context of the listed building with the proposal seen as a coach house to the original and reinforces both buildings as part of the same context. To reduce the mass and represent a coach house typology, the southernmost corner of the building is also cut away and supported on an oak post. This provides visual interest and importantly helps to bring light into the accommodation below.

In terms of the relationship with the existing outbuildings which currently terminate abruptly at the rear of the disused garden and appear isolated in their position. The proposal looks to reintegrate these forms into a more resolved configuration. The mono-pitch roof is continued across at the same pitch, height and eaves to form the roof of two of the bedrooms in the proposed development. A canopy is also provided for pub-goers for shelter and knits together rather than keeps separate these two elements. Resultantly, the arrangement of back of house areas are much improved.

Above, the car parking is extended over a section of the beer cellar to provide 3 additional spaces. The height of the existing boundary wall remains the same as existing and bookends the ridge of the single





View 01 - From the Canal looking South West

storey mono-pitch roofs.

Access to the lower ground floor rooms is provided through the pub during normal opening hours and via a secure out of hours access from the car park level. The two bedrooms at car parking level can be accessed independently from the pavement.

In terms of materiality, walls are proposed to be externally rendered with hipped slate roofs and hipped dormers as per the existing material palette of the existing Public House.

In summary, we believe the design, layout and appearance of the proposed extension is well considered and reinforces the character, appearance and context of the Listed Building.

Relation to neighbouring properties

With the reduction in height and mass of the building, the relationship to the neighbouring buildings has been improved. The roofscape of the proposed building responds to the change in topography and reduces any visual impact on the west side.

No. 308 Kennetside would have a view of the dormers and roof of the proposal. Previously there was another storey and was still not considered overbearing. Given the reduction in mass and height and a reduced eaves on the west as described above, this relationship is much improved.

We have maintained a minimum separation distance of 12m from the proposal to the ground level of the properties at Canal Way fronting east and Lock Place fronting west towards the application site which should be considered acceptable.

The east windows are separated by the car park and should not detrimentally affect residential amenity. The upper floor rooms will be accessed from the car park when the pub is closed. There should be minimal activity generated from the 6 rooms which should not result in unacceptable noise and disturbance.

Flooding

This is to be read with the recommendations and assessment of the flood report issued by Simon Jones-Parry, a chartered civil Engineer.



View 02 - From Canal Way looking West

There is no proposed change to levels from the previous application. The height of the ground floor is set at 38.42m AOD (51.14m Local Datum) as per the previous scheme submitted and as per the recommendations in the flood report. The proposal should be acceptable upon these facts.

Highways and Parking

The parking would stay much as existing and remain relatively unchanged. Please refer also to the transport report and swept path analysis issued by RGP – Transport Planning and Infrastructure Design Consultants.

There are currently 8 parking spaces associated with the pub/restaurant and the proposal would increase the number of parking spaces to 11 in total. 3 new parking spaces are added by extending over the existing beer cellar to provide the swept paths required for access and egress.

The parking stays the same as previously proposed which was acceptable under the previous application in relation to Policy CS24.

The bin store is located at the front of the site to provide easy access for refuse collection and will be housed in a permanent enclosure. Cycle parking will be provided by a series of Sheffield stands within a low level sheltered enclosure as shown on the scheme.

Landscape and Ecology

To be read in accordance with the detailed landscape plan, green link appraisal and ecological statement.

We have maintained the green link as per the previous scheme to ensure the existing green network is improved.

Conclusion

For the reasons given in this document and having regard to the comments made in the Appeal Decision, we conclude that the proposal preserves and enhances the special architectural and historical interest of the Grade II listed building.

With the design, appearance and siting of the proposal being resolved, the framework and Core Strategy Policies CS7 and CS33 are satisfied and planning permission should therefore be granted for this development.



View 03 - From Canal Way looking East