



DESIGN AND ACCESS STATEMENT
Revision A

Proposed development of The Butler Pub and adjoining site, Reading, RG1 7DS



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1.0 INTRODUCTION

This application, compiled on behalf of our client, sets out the proposed redevelopment of The Butler Pub and adjoining buildings located on the corner of Chatham Street and Eaton Place in the western Reading area.

The main building, which is in good working order, is a Public House, however the connecting outbuildings are used for ancillary storage or tenanted to another business (Tyre Fitting Operation). These outbuildings are dilapidated and in need of refreshing.

The proposed development seeks to convert the existing outbuildings currently not used by the Pub into a 14 bedroom Boutique Hotel. Additionally the plan is to also introduce a new staircase providing access to the pub's new toilet facilities that will be relocated to the first floor of the main building; along with a new managers office on the same level.

The benefits of the new development are many and summarised below as follows:

- to regenerate the existing tired and dilapidated building stock
- to develop out the existing building stock with a use class that is complimentary to the current Public House facility
- this will in turn make a significantly better use of the buildings and their foreground / street-scene than the current dirty, noisy and untidy fitting operation

This statement will explore the existing and proposed use, layout and design principles of the proposed works and has been set out in accordance with CABE's (2006) advisory document.

Please read in conjunction with the planning application forms and drawings.

2.0 EXISTING SITE / BUILDING

2.1 Site Location

The Butler Pub, along with all its outbuildings and private external space, occupies a total site area of 888 m2. The main site access is from Chatham Street (A329) which leads to the A33 running south to Basingstoke. The same junction is used to access the Q Park Chatham Street multi-storey car parking facility and is a 10-minute walk away from Reading Town Centre. It is also a stone's throw away from Oxford Road and its amenities.

The topography of the site gradually drops away from Chatham Street down Eaton Place towards Oxford Road. As well as the multi-storey car park (586 parking spaces) adjacent to the pub, the Butler neighbours two small buildings. One an office facing Eaton Place that has approximately 14 car parking spaces, the other a building which houses a GP Surgery and a technology company that faces Chatham Street with approximately 25 car park spaces for use by staff and clients.

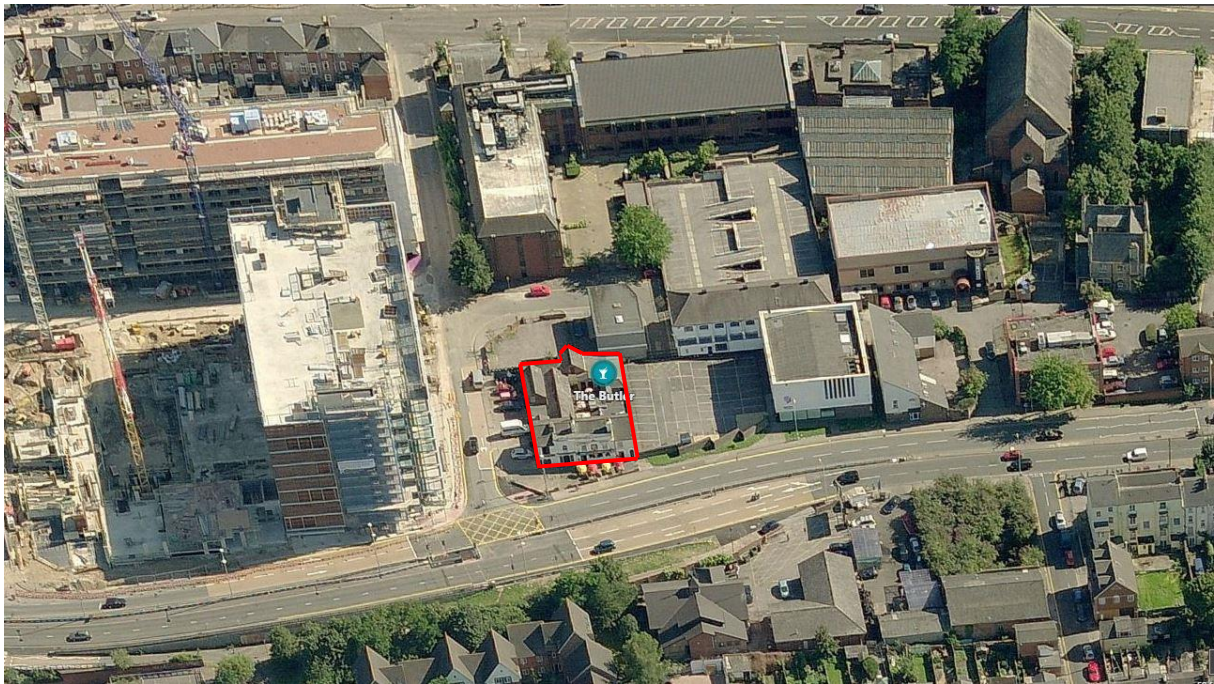


Fig 1: Aerial image of the Public House (courtesy of Bing Maps)

2.2 Existing Building

The main building was established in 1830 as a two-storey public house, with adjoining wine shop and barrel storage facilities. Over the years since its initial construction, the main building has been extended and is now tied to a jumble of single and double storey outbuildings. A large proportion of these outbuildings are currently leased out to a small scale tyre fitting operation, where the majority of the space is used solely for tyre storage. The outbuildings that are not leased to the tyre garage are used by the Pub for its kitchen, storage and external toilets.

The main building and outbuildings are all constructed from red brick, with pitched roofs clad in slate or flat roofs clad in bituminous felt. The principle façade which faces onto Chatham Street is highly decorative, juxtaposing the other façades which are plain, with either painted, rendered or exposed brickwork.

The main building has one point of entry:

- 1) Ground floor entrance to the Pub on the North Elevation from the car park.

The outbuildings have one point of entry:

- 1) Ground floor entrance to the Tyre Garage on the East Elevation from the car park.



Fig 2: Principal Listed North Elevation and main entrance to the Public House



Fig 3: East Elevation and main entrance to Tyre Company



Fig 4: West Elevation with multi-storey car park in the background



Fig 5: View from the adjacent QPark multi-storey car park

3.0 PLANNING

Over the past 25 years only a few minor Planning Applications have been submitted to Reading Borough Council in regards to The Butler, which include minor internal works and alterations to signage.

3.1 Planning Policy

The Butler was at the time located just outside the 2003 Chatham Street Regeneration Scheme area, a response to Reading City Vision 2020.

The Butler Pub is Grade II listed
(List Entry number: 1113435).

3.2 Planning History

Planning Application Number: 910295
Description: Erection of various signs relating to a public house
Decision Date: 11 June 1991
Decision Type: Application Permitted

Planning Application Number: 070792
Description: Replacement signage scheme
Decision Date: 26 March 2008
Decision Type: Application Permitted

Planning Application Number: 070791

Description: Replacement signage scheme comprising 10 logo signs, 1 post mounted pictorial sign, 2 lanterns and 14 floodlights

Decision Date: 03 March 2008

Decision Type: Application Permitted

Planning Application Number: 150678

Description: Knock through internal door opening from No.87 to 89

Decision Date: 10 July 2015

Decision Type: Application Permitted

The below section looks at the key potential planning related issues raised in the development and how the new scheme responds to them:

Principle of loss of existing garage

Loss of the garage would mean the loss of existing employment use of the building on the site (policy CS11)

Response: the garage is to be replaced by a boutique hotel operation. This will now require staff to facilitate its success. This will result in an increased number of employees generated on the site.

Principle of reconfiguration of the public house

Paragraph 70 of the NPPF says decision should play positively for the use of pubs to enhance the sustainability of communities and ensure established communities are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community.

Response: The pub is to be expanded from 191.6 Sq. m (GEA) to 220 Sq. m (GEA) of inhabited space. The scheme included the repositioning and enlargement of the customer toilets as well as the introduction of a new manager's office. There will be no loss of any of the bar space or the pub kitchen.

Principles of Height / Scale and Massing

Response: the height, scale and massing of the current collection of buildings will remain as it was before, the only change being the slight uplift of some of the single storey unit roofs to a lesser height than all of the two storey elements. The scale of proposed alterations is such that these it would not be considered harmful to the setting of the listed public house.

4.0 PROPOSED WORKS

4.1 Use / Amount

This Full Planning Application is for the conversion of the existing outbuildings currently not used by the Pub into a 14-bedroom Boutique Hotel. Additionally the plan is to also introduce a new staircase providing access to the proposed relocated internal pub toilets located on the first floor of the main building; along with a new manager's office on the same level.

Proposed Area Schedule for Hotel:

- Ground Floor Approx. GEA 280 sqm
- First Floor Approx. GEA 31 sqm

- Total approx. GEA 311 sqm

Employment Numbers

The indicative employment densities produced by OffPAT, on behalf of the government, state that there is a general requirement for a C1 Budget Hotel to have at least 1 employee per 3 bedrooms plus casual staff. The tenanted space currently used as a tyre garage will be unoccupied at the time of construction.

	Full Time Staff	Part Time Staff	Total
Existing Tyre Garage	0	0	0
Proposed Hotel	5	2	7

It is also worth noting that the pubs number of employees will not change.

4.2 Layout

The proposed works are in response to the client's brief and their wish to re-purpose the existing outbuildings which are currently in disrepair and to develop part of the first floor of the main building.

The additional design seeks to provide the following:

- 14 Hotel Rooms (12 single storey and 2 double storey)
- Relocation and enlargement of customer male and female toilet facilities to ground and first floors
- New Management office
- Separate visitor/staff entrances to Hotel and Pub due to potential for visitors returning to their rooms after pub closure
- Storage space allocated for hotel linen/cleaning products etc.
- External bin store
- New planters
- Introducing a wooden replica of the original doorway to the ground floor level of the 'Store Room'
- Designated smoking shelter

The proposed layouts are illustrated in the supporting drawings.

4.4 Scale/Landscaping

The scale of the development is as per the existing scenario with the only addition being the marginal uplifting of some of the existing outbuilding roofs. It is worth noting that all these uplifts will be to a height lower than the roof height of the main building.

The existing aging brick planters along the front of Chatham Road are to be replaced with new ones. These are as shown on the proposed plans, elevations and render drawings. This architectural language will also be carried around the corner and into Eaton Place to both continue the streetscape and provide a defensible space between the hotel accommodation and the more public car parking and pavement that front it to the East Elevation.

A newly proposed bin store for both the pub and proposed hotel refuse is to be tucked away in a corner away from all principal walkways and entrances and close to the road on which the bin lorries arrive.

In keeping with licensing laws, a designated smoking area located to the north elevation will be positioned strategically to be least intrusive to non-smoking visitors.

4.5 Appearance

The proposed development will not materially alter the appearance of the existing. The majority of the proposed work is of an internal nature.

The existing façades will benefit from being cleaned up, stripped of paint where necessary and re-pointed to prevent future water ingress. The new double glazed windows and doors introduced along with the newly proposed planting will all greatly enhance the aesthetic of the East Elevation which faces on Eaton Place.

4.6 Access

Vehicular access to the site has not been adjusted.

The existing public house is located next to a 586 space multi-storey car park, but also has 9 designated parking spaces of its own. The proposed plan is to lose one of the designated spaces and to replace it with a disabled parking space closest to the Pub's entrance. It is worth noting here that the site falls within Zone 2 of the adopted parking standards for Hotels in Reading and would yield a maximum of 0.5 spaces per bedroom. The hotel would share these designated spaces with the pub and, as a result, will meet these required standards. In the event that hotel customers could not park on the site, the applicant has agreed in principle with the multi-storey car park operator to secure a favourable rate for overnight customers.

In terms of pedestrian access to the building, a level threshold will be provided to all ground floor entrances. Internally a disabled toilet will be located on the ground floor of the Pub and the level change removed thus providing greater access for disabled users. An ambulant compliant stair will allow first floor access.

5.0 SUSTAINABILITY

The proposed building will be as thermally efficient as possible and will meet all U-value requirements set out in the approved Building Regulations documents.

5.1 Flood Risk Assessment

The Environment Agency Maps indicate that The Butler is located outside of flood risk areas. There is no history of flooding.

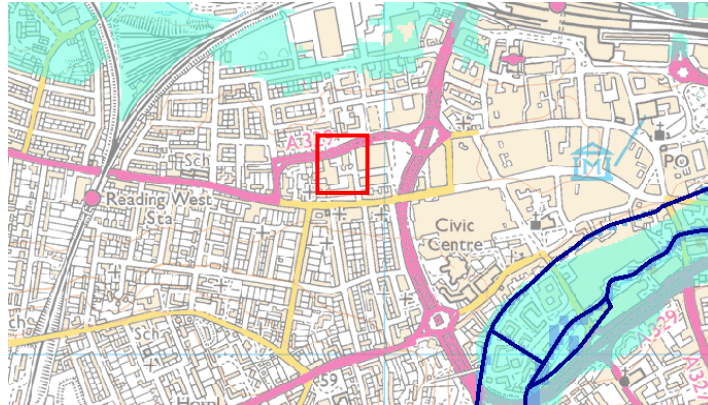


Fig 6: Environmental Agency Flood Map

6.0 HERITAGE STATEMENT

This Heritage Statement is supported by the rest of the Design and Access statement but focuses on the development which directly affects the historically significant frontage.

Brief History of Butler's Wine Vaults

The Butler, 43 Chatham Street, began life as the Baker's Arms but by 1830 it had come into the hands of the Butler family and thereafter became known as Butler's Wine Vaults. In 1978 it was listed to a grade II status; where in the details section of the listing summary found on Historic England's website it acknowledges only parts of the elevation facing Chatham Street to be of Historical/Architectural significance.



Fig 7: Butler's Wine Vaults, 1907

The public house is situated next to Chatham Street car park which was first erected in 1968 (Fig 8), then demolished and re built as part of the 2003 Chatham Street Regeneration Scheme, a response to the 1999 Reading City Vision 2020; both drafted by Reading Borough Council. The Chatham Street Regeneration Scheme states (Figure 9) that the pub has a poor frontage in relation to other frontages in the surrounding area and therefore is not visually anymore the asset that it used to be.



Fig 8: Construction of Chatham Street Car Park, 1968

5. Development Requirements

Chatham St Regeneration Area

Policy Context

Figure 9: Built Form

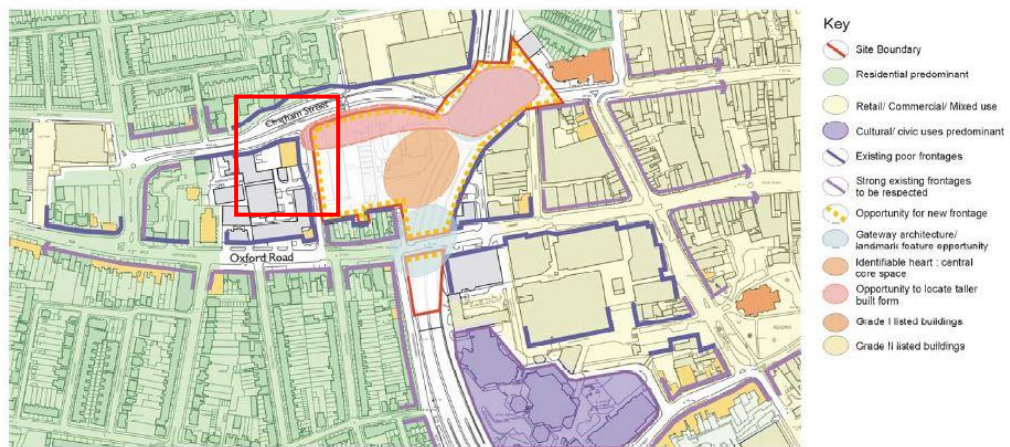


Fig 9: Page 33 of the Chatham Street Development Brief

Previous Works to the Pub

Fullers, the owners that took over the pub from the Butler family, made a number of alterations to the principle façade before its listing, which included the removal/painting over signage and the removal of the wooden doors to the store room, replacing it instead with glazing (Figure 10).



Fig 10: The Butler when in ownership of Fullers Brewery

Works to be carried out to or around the historical listed frontage

- 1 The replacement of the existing aging brick planters with new ones. These are to be situated in the same location as the old, in front of the principal pub elevation, where they are to be used as a barrier separating public and private space.
- 2 The introduction of a designated smoking shelter to the far right hand side of the elevation (bar extension part). This is to be positioned strategically to be least intrusive, being away from the façade and not blocking any entrances.
- 3 Removal and infilling of the existing window from the 'Store Room' part of the principal façade with the introduction of a wooden replica of the original wooden doorway (Figure 11). It is worth noting here that this part of the façade is not mentioned in the listing documentation.

All other works are as stated in the DAS will not directly affect the listed frontage.



Fig 11: Butler and Sons Wine Merchants and Store Room, 1900

7.0 SUMMARY

The documentation and drawings for this proposed development provide a strong and robust statement of intention for the development of The Butler.

All works to be carried out will acknowledge the significance of the historical frontage especially features mentioned in the listing.

The proposed development will help improve the local streetscape along both Chatham Road and Eaton Place, as well as allow for a small scale local business to expand.

It will also create a new, small scale but well located overnight venue for visitors to Reading to stay in, which in turn will help to contribute to the local economy of the area.

The works are compliant with local planning policy and we would therefore respectfully request officer support for the scheme and the granting of planning permission.

Alistair Lewin

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27.03.17