

DESIGN AND ACCESS STATEMENT

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PLANNING APPLICATION FOR RETENTION OF OUTDOOR RETRACTABLE CANOPY AND ONE TV SCREEN AT BLACK HORSE, 1446 HIGH ST, EASTCOTE, HA5 2EN

We have been instructed by our client, the leaseholders of The Black Horse, to prepare a Design and Access statement in support of the accompanying Listed Building and Full planning applications for the retrospective retention of an outdoor canopy and one tv screen. The purpose of this statement is to set out the relevant considerations for Design in respect of this application.

Site and Surrounding Area

The application site comprises the rear garden of a Grade II Listed Building at The Black Horse Public House located within the Eastcote Village Conservation Area. The pub is arranged over two floors and forms an established public house that has been trading for over 100 years. The High Road is a relatively flat road which connects the established villages of Ruislip and Pinner, as well as more recent establishments such as Northwood which came about through the rise of Metropolitan development in the early 1900s.

The surrounding area, including much of the High Road at this part, is characterised by commercial and residential uses which is reflective of the pattern of development and history of the immediate area.



Fig 1 . Image of Existing Frontage

The application site concerns the rear garden of the property. The ground floor comprises the public house and dining area which carries over into an established conservatory area. The frontage of the public house comprises two feature bay windows along the southern side of the primary elevation, as well as the primary customer entrance to the premises. The building as a whole, excluding the single storey side extension to the southern flank side date back to the early 19th century and was constructed of slate tile with recessed sash windows. The application site is statutorily listed (Grade II) and is listed under entry number 1358380.

Application Proposals

This application seeks full planning permission and listed building consent for the retention of an external retractable canopy, and one number outdoor tvs, as part of the leaseholders occupation and operation of the property as a public house and the enjoyment of their customers/patrons during the summer months.

No works are proposed to the Listed Building itself, and the proposal is wholly related to the above which require planning consent owing to being within the setting of a Listed Building. The Conservation Officer was satisfied that the retractable awning would have no detrimental harm to the setting of the listed building.

Heritage Considerations

The subject property is a Grade II listed building and also forms part of the Eastcote Village Conservation Area.

The Historic England Listed (Listing 1358380) provides the following description of The Black Horse Public House:

‘The Black Horse Public House TQ 1088 10/189 II 2. Early C19 building of 2 storeys, 4 bays (although 3 windows only on 1st floor). Stock brick. Low pitched hipped slate roof. Recessed sash windows with glazing bars. Full height canted bay at right. Modern shop front at left, and a tripartite sash window with bars in next bay. Modern extensions right and left. Graded partly for prominent position in high road.’

The street scene itself is characterised by a diverse range of architectural types for dwelling houses and commercial units, sat within and adjacent the Listed Building. Each of the individual uses have evidently adapted their exteriors and general setting of their respective premises to represent their own brands and identities.

This variety is identified within the Conservation Area Appraisal which was extended in 2011 to include the application site and surrounding buildings. It was said that the variety of materials and architectural types contributed towards the setting:

Despite the evident historic interest present here, the individuality of each of these properties has contributed to the uniqueness and overall vibrancy of this part of the borough, creating an attractive centre of commerce within this part of Eastcote.

The proposed works relate solely to rear garden of the site, which have not been modified historically. The physical composition of the ground floor and side frontages will remain as existing and are unaltered as a result of the proposals. The exterior of the upper floors of the building will remain unaltered and maintained as existing. As such, it is not considered that the proposals will detract from the appearance of the building as a whole.

As a result of the COVID-19 pandemic, the majority of the hospitality sector across the UK had remained closed to the public for internal dining. As such, upon the gradual reopening of restaurants, bars and cafes, it was felt important that new operators within this sector are able to successfully advertise their presence in order to attract and generate greater footfall to their premises and the surrounding area. Indeed, popular and iconic areas such as this within Eastcote have seen a drop in visitors attracted to the area due to the ongoing pandemic.

Of course, it is reported that the COVID-19 pandemic has seen the closure of many commercial businesses across the country. Despite this, the applicant is looking to significantly invest, create jobs and revitalise this part of Eastcote, which should be seen as a particular benefit during these challenging times. Therefore, the proposals detailed within this application will create an interesting, eye-catching design which remains specific to the occupier, and which reflects the significant financial investment made by the applicant into the premises, should be supported.

Design and Amenity Considerations

The existing retractable canopy was introduced solely for the use of patrons during the summer months as a means of outdoor coverage. The seating below the canopy has long been established as part of the use of the building and the beer garden, this is not in dispute.

The beer garden is typically used during the spring and summer months with autumn and winter seeing less use owing to the weather conditions and the desire of patrons to sit indoors. The retractable canopy would introduce no further footfall or seating capacity than currently exists and would not heighten the use of this area, or lead to an intensification of use that would harm the amenities of neighbouring dwellings.

To ensure this remains the case the applicant has proposed the use of planning conditions to ensure the council are satisfied with the period of use. It is proposed to retract the canopy by 10pm Monday to Sunday as well as Bank holidays. This is consistent with the general timings for use of the beer garden.

Further to this, the one outdoor tv is to be limited in use to the spring and summer months and it is proposed that it would only be used between April to September between the hours of 12pm to 10pm. It is worth highlighting that the tv is not connected to any outdoor speakers and there remains no plans for this, therefore any impact on the amenities of neighbouring residents would be de minimis.

As such, it is considered that the proposal would not be contrary to the aims of the NPPF (2021) or Development Management Policies with relation to amenity or good design.

Conclusions

Following positive discussions held at the planning committee meeting on 11th May 2023 meeting this application seeks planning approval for retention of a retractable canopy within the beer garden and outdoor tv. The canopy is considered to represent high quality design which remain sympathetic to the listed building and are acceptable in terms of both amenity and design. Both Councillor Higgins and the Planning Officer felt this proposal might be acceptable.

The application proposals will undoubtedly protect the appearance of the Grade II listed property in a way that continues to preserve and enhance the wider Eastcote Village Conservation Area.

The Black Horse Public House makes a great contribution to the enjoyment and benefit of the local customers and provides a local hub where the wider community can meet and socialise in a safe comfortable atmosphere.

Furthermore, the proposals will not adversely impact on any surrounding amenities or public safety. As such, it is considered that the proposals adhere with both the national and local planning policies and guidance identified within this statement. We therefore trust that the Council will conclude that the proposals are acceptable and should be supported.