

DESIGN AND ACCESS STATEMENT

Application:

FULL PLANNING & LISTED BUILDING APPLICATION for a new tent structure to the front drinking terrace on behalf of Young & Co.'s Brewery Plc (hereafter referred to as Young's).

Site Location: **THE CASE IS ALTERED, SOUTHILL LANE, EASTCOTE, HA5 2EQ**

1. Introduction

The works are principally designed as an upgrading of customer facilities, and comprise of the following:

- Removal of the existing large jumbrella which is replaced with a new tent structure to the front drinking terrace.

2. Site & Surroundings

- The Case Is Altered is a public house and restaurant situated at the junction of High Road, Eastcote and Southill Lane in Eastcote Village. It is a two-storey building, based upon the very limited remains of a C17 cottage, with single storey additions and outbuildings of more recent origin.
- The building is Grade II listed and located within the Eastcote Village Conservation Area. The surrounding area is predominantly residential although, with the cricket ground to the west and the parkland along the River Pinn to the south. To the front of the public house is its car park, accessed from both High Road and Southill Lane, along with an outdoor eating/drinking terrace and garden. To the rear is an open garden area.

3. Planning and Heritage Development

- The proposals are designed as an upgrading of the existing and established drinking terrace, to improve the customer experience offered. The Case is Altered is a valued local amenity, and the proposals seek to consolidate the popularity of the premises and strengthen its status as a vital and viable destination that positively contributes to the local area.
- In an era where public houses are often under threat of redevelopment and under pressure to compete with other pubs and restaurants in the area, it is important to support development which helps to enhance the viability of a pub business.
- There is focus in both national and regional policy on the protection of public houses. In addition, the NPPF notes that the planning system should do everything it can to support sustainable economic growth. At paragraph 20, the NPPF states that "local authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century". It is also noted that the planning system should operate and encourage sustainable growth rather than acting as an impediment, and significant weight should be placed on the need to support economic growth. In particular, it is noted at Paragraph 70 that the planning system must plan positively for the provision of community facilities (which includes public houses) and guard against their loss.
- The London Borough of Hillingdon Local Plan places great importance on the protection of public houses as they make a significant contribution to the vitality and viability of the area, providing valuable venues for social interaction. The proposals comply with this policy.

4. Heritage

- It is concluded that the pub, although listed, is a largely rebuilt house on the site of a former cottage and that those few elements of the original building that remain are unaffected by the proposals. The proposed external tent structure has no impact because those elements to be altered are not of any historic or architectural significance.
- The Case Is Altered is in the Eastcote Village Conservation Area and is not mentioned in the CA Appraisal as having any particular significance in that context. The impact of the public house upon the conservation area is not considered changed by the proposal.
- The building is Grade II Listed and is based upon an earlier 17th-century cottage, of which only five ceiling joists and a composite cross-beam appear to survive, following the building of the current house at a point between 1894 and 1911. Additionally, the public house has been extended in various stages during the 20th-century. To the public house's rear is a re-built timber-framed barn which is not affected by the proposed development.
- The proposed development is not considered to harm the significance of the historic building, either through changes to its historic fabric or its setting. The proposals preserve the special interest of the historic building and accord with legislation and planning policy relating to designated heritage assets.
- The London Borough of Hillingdon Local Plan recommends that development proposals affecting conservation areas will only be permitted where they preserve or enhance the conservation area, respecting and reinforcing the positive characteristics of the area such as building line, siting, design, height, forms, materials, joinery and window detailing.

5. Proposal

- Removal of the existing large jumbrella which is replaced with a new tent structure to the front drinking terrace.
- The applicant wishes to improve the front terrace area for it to be usable for a larger proportion of the year by including overhead shelter to offer protection from the weather.
- The new tent metal posts will be black powder coated and will have pvc triple ply fabric tent roof covering, colour sand.
- The scale of development is considered appropriate to the local setting and it is considered that the proposals do not adversely affect the character and setting of the area.

6. Flood Risk

part of the site lies within Flood Zone 2 due to its proximity to the River Pinn. The area has a medium probability of flooding but benefits from flood defences.

- There will be no increase or decrease in the quantity of hard surface finishes.
- There will be no changes to any floor levels.
- The proposals will not alter the current flood risk.

7. Scale

The Proposals will not impact upon the overall scale of the building.

8. Access

The Proposals will not affect the fire escape arrangements from the terraces / beer garden or any existing access arrangements to other parts of the building.

9. Conclusion

The proposals are considered to be an appropriate addition to the public house and will support the continued viable use of the existing business in accordance with the aspirations of the NPPF, paragraph 19 which sets out that 'significant weight should be placed on the need to support economic growth through the planning system'.

The proposals will improve the public house both operationally by improving the external offer of the public house and in terms of its appearance.

We do not believe the proposed tent structure will be detrimental to the existing building or the conservation area.