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architects and historic building consultants



The hop pole hotel,
market square,
bromyard

Design and access statement

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project ref: 2230



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Introduction

This Design and Access statement has been prepared by Nick Joyce Architects (The agent) on behalf of Wyldecrest Parks (the applicant). It should be read in conjunction with the following drawings:

- * Site Location Plan
- * Existing Floor plans
- * Existing Elevations
- * Proposed Floor plans
- * Proposed Elevations
- * Heritage Statement
- * Ecological Survey

Location & Context

The application site is the Hop Pole Hotel, Market Square, Bromyard, Herefordshire, HR7 4BP.

A Location and Block Plan is included with the application.

The application site is situated within the Bromyard Conservation Area.

Heritage Statement

The Hop Pole Hotel is Grade II listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Date first listed: 25th October 1951

List entry Number: 1082324

Listing Description: C18. Large rectangular building formerly of red brick which has now been roughcast and colourwashed. 3 storeys. Hipped slate roof with dentil blocks at rear and sides. No eaves in Front. 4 sash windows with keyblocks on top floor. Flanking splayed bays on 1st and ground floor. Porch on fluted Tuscan columns. Reeded architrave to door. Extension at rear.

Conservation Area: Bromyard Conservation Area

Planning History

- * N120273/L – Installation of conservation roof lights to attic space [APPROVED]
- * N13378/L – Removal of dilapidated dumb waiter, new fire doors to 1st & 2nd floor corridors, new en-suite showers to bedrooms [APPROVED]
- * N112410/L – Proposed external alterations to include new smoking areas, retractable awnings and enclosed balustrade. [REFUSED]
- * N111800/L – Proposed internal and external alterations to include fire escapes and fire doors, en suite facilities, relocation of toilets to the basement and new basement to ground floor fire escape. [REFUSED]
- * N111798/F – Proposed internal and external alterations to include fire escapes and fire doors, en suite facilities, relocation of toilets to the basement and new basement to ground floor fire escape. [REFUSED]

Building Description

The Hop Pole Hotel is a three-storey property, colour washed in white. The principal elevation contains bay windows on either side of the main entrance on the first and second storey. Simple window sill detailing alongside enlarged keystone lintel detailing.

Existing Views of the site and Building



View from Twynning Street



View from Rowberry Street



View of principal elevation of Hop Pole Hotel



Photograph 1 of internal of building



Photograph 2 of internal of building



Basement of the Hop Pole Hotel

The Design

Description of Proposals

This application seeks listed building consent for - Proposed internal alterations, conversion of attic space, introduction of additional rooflights, demolition of rear single storey extension and replacement larger extension, reinstatement of historic window, formation of ramped disabled access to front entrance and introduction of dining area into newly discovered basement area.

Principle of Development

Core Strategy policy E4 'Tourism' criteria 3 states that the retention and enhancement of existing and new accommodation and attractions to support tourism will be supported in principle where they increase the number of visitors staying overnight.

This application is for an enhancement to an existing hotel with enhanced facilities in the form of a function room and therefore a Hotel Needs Assessment is not necessary. The proposed development is therefore acceptable in principle subject to compliance with other policies and material considerations detailed below.

Drainage

Sustainable water management strategies will need to be incorporated into the design of the development proposals. As demonstrated on the submitted plans the roof structure which consists of an existing valley will be replaced with a flat roof to assist with rainwater disposal.

A Foul Drainage Assessment has been submitted to determine the impact of the proposed development would have on phosphate discharge to the River Lugg SAC. As demonstrated in the Foul Drainage Assessment the proposed development would not lead to additional phosphate discharge into the River Lugg (Wye) SAC, rather it would result in a not insignificant reduction compared to the existing.

Impact upon existing fabric

Section 16 of the NPPF paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss, or less than substantial harm to its significance.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision maker to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses.

Paragraph 199 of the NPPF requires developers to record and advance our understanding of the significance of any heritage assets.

Policy LD4 of the Herefordshire Core Strategy sets out how development proposals should conserve and enhance the historic environment.

This application is supported by a Heritage Statement which provides a detailed assessment of the impact of the proposal on the existing historic fabric of the building, photographic record of the building and impact on the Bromyard Conservation Area.

Impact upon conservation area

As previously highlighted within this report, the application site is situated within the Bromyard Conservation Area.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the duties in respect of exercising planning functions when dealing with conservation areas. A decision maker must be with respect to any buildings or other land in a conservation area, give special attention to the desirability of preserving or enhancing the character or appearance of that area.

The proposed single storey flat roof extension to the rear of the development to enable access to the basement has been designed to be subservient in scale and appearance to the main listed building. The proposed development would not adversely affect the significance or setting of the Bromyard Conservation Area.

As demonstrated through the submitted Heritage Statement the proposed development complies with Core Strategy policies LD4, BY1 and SS6 bullet-point 3

Design and Appearance

Policy SD1 sets out a number of criteria that development proposals will need to achieve to a sustainable development that integrates with the surrounding environments.

The proposed single storey rear extension has been designed to be of a scale that is subservient to the listed building. Additional openings have been limited to ensure the historic fabric of the listed building is conserved.

The proposed development would not lead to overlooking or a loss of privacy to any neighbouring properties. In addition, no loss of sunlight or daylight would arise on adjacent properties through approval of this application.

Biodiversity

Core Strategy SS6 requires development proposals to conserve and enhance environmental assets which contribute towards the county's distinctiveness, including *"biodiversity and geodiversity especially Special Areas of Conservation and Sites of Special Scientific Interest."*

As detailed in the Drainage section earlier within this report, the proposed development would conserve and enhance the River Lugg (Wye) Special Area of Conservation.

Policy LD2 requires development proposals to conserve, restore and enhance the biodiversity assets of the area. The ecological survey included a preliminary roost assessment and its survey findings are summarised below.

A daytime inspection was undertaken on 8th April 2021. No evidence of roosting bats was found either on the exterior or interiors of the building. No circumstantial evidence was found in the roof void. No evidence of nesting birds was identified. There is a negligible probability of a bat roost or bird nest being impacted.

Biodiversity enhancements will be delivered through an integral swift box sited on west elevation, 2 no. starling eco nest boxes on sides of the dormer window on the roof as well as green roofs to be installed on new flat roof on attic room and single storey extension to north-east side.

As demonstrated in the submitted Bat Survey the proposed development would comply with the requirements of policy LD2.

Access

Policy SS4 'Movement and Transportation' requires development proposals to be designed and located to minimise the impact on the transport network as well as facilitating genuine choice of modes of transport, including walking, cycling and public transport.

This application is not proposing alterations to the vehicular access; however, some minor alterations are proposed to the pedestrian access into the building. A ramp is proposed to enable wheelchair access via the front door.

Due to the location of the building in the centre of Bromyard, the proposed development is considered to be sustainably located and can be issued via sustainable non-private motorised means of transport.

Pre-application and Consultation

Pre-application engagement has been undertaken with Matthew Neilson (Reference: 201080/CE). Guidance was provided on the information that was required to be submitted in support of this application including:

- * Sustainable Drainage Strategy to ensure the increase hospitality facilities would not increase phosphate containing outfall into the Lugg SAC hydrological catchment area.
- * An ecological survey and bat survey is required as there are protected species in the locality as well as roosting bats and nesting birds. Biodiversity enhancements should also be included.
- * A detailed heritage statement should be provided.
- * Detailed plans and elevations for both existing and proposed plans.