

DESIGN AND ACCESS STATEMENT

TIDBURY GREEN FARM, EARLSWOOD, SOLIHULL B90 1QZ




Quality Assurance

Site name: **Tidbury Green Farm, Earlswood, Solihull B90 1QZ.**

Client name: **Brunning and Price Ltd**

Type of report: **Design and Access**

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Signed: 

Date: **20 December 2018**

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Signed: 

Date: **20 December 2018**



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1 INTRODUCTION

1. Introduction

This Design and Access Statement has been produced on behalf of Brunning and Price Ltd in relation to Tidbury Green Farm, Earlswood, Solihull. It sets out the design evolution of the proposals, having regard to the opportunities and constraints of the site and the findings of the technical assessments.

It describes the characteristics of the site, existing buildings and the surrounding areas, identifies design constraints and opportunities, and explains the design rationale behind the planning application.

This document relates to a Full Planning Permission and Listed Building Consent applications for the change of use of the existing buildings and land from residential use (class C3) to a pub/restaurant (class A3/A4), and the extension and alteration of the listed buildings.

The proposals take on board the feedback from pre-application and Full Application discussions with planning and conservation officers at Solihull Borough Council, and from discussions with local Councillors for the Tidbury Green Parish and local residents.

This document should be read in conjunction with the detailed plans and schedule of works to the listed buildings, as well as the planning statement and technical documents that support the planning application.

The Applicant

Brunning and Price (B&P) is an award-winning pub group which was founded in 1989 in the North West of England. It has grown from a small collection of pubs to a family of pubs spanning the country. Their approach to doing business hasn't changed with the group running a collection of individual pubs as opposed to a 'brand' or 'chain'.

B&P prides itself on running the best pubs possible for the community they are in.

General Offering

A B&P pub restaurant is a relaxed, attractive place, primarily for adults to meet and chat without the intrusion of any other forms of entertainment. The food and drink is locally sourced and of high quality and the staff are encouraged to be friendly and helpful.

B&P pubs are destination pubs and their success is inherently dependant on building a good reputation so they do not need to be in high profile locations, though a good sized populous within 15 minutes is important.

The Properties

B&P's preferred sites are usually older as they tend to have more intrinsic physical charm. Many are listed and/or are in Conservation Areas and B&P prides itself on being able to work sensitively with all buildings by enhancing features and removing insensitive 'modern' additions or alterations.

2 SITE ANALYSIS

2. Site Analysis

Site Location

Tidbury Green Farm is located on the eastern side of the settlement of Tidbury Green in Earlswood, Solihull.

The site is bound to the west by Fulford Hall Road, to the north by Dickens Heath Road, to the east by Tidbury Green School and Nursery and to the south by former farmland which is under construction for residential development. The site covers an area of approximately 0.96 hectares (2.37 acres) and is accessed from Fulford Hall Road.

It comprises Tidbury Green Farmhouse and its associated former cow house, piggery, barn and stables. These are listed as Grade II and form a group. They are located around a gravelled parking court.

The remainder of the site is formed by a gravelled driveway, lawned garden and soft landscaping, a pond, sheds and outbuildings, and a dilapidated carport implement shed.

Established mature trees surround the site and are largely concentrated along its boundaries.



Site Context

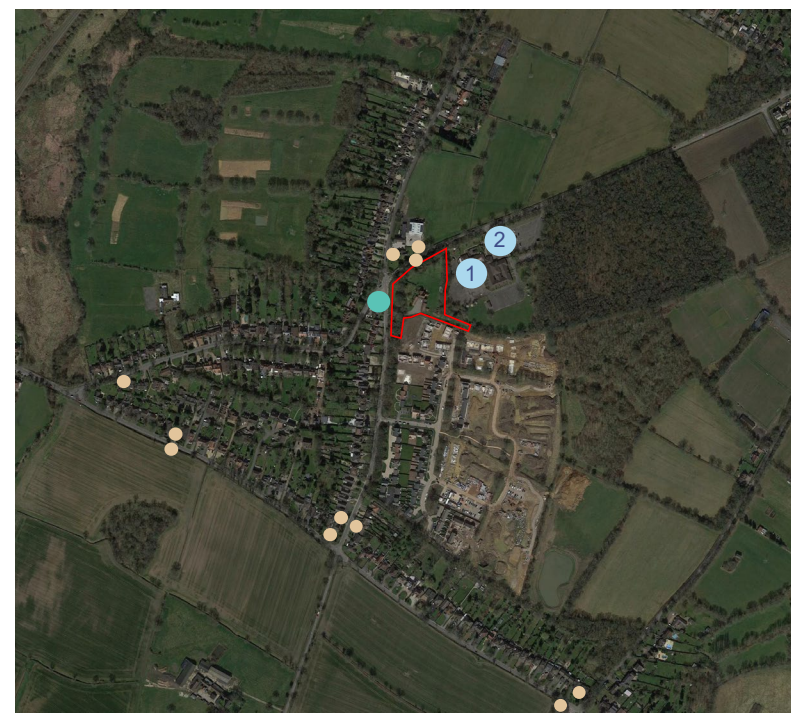
The settlement of Tidbury Green comprises a triangle formed by Fulford Hall Road, Norton Lane and Lowbrook Lane. Urban development extends beyond this triangle to the north, along Tilehouse Lane, and to the south east along Norton Lane and south east beyond Rumbush Lane.

The village is characterised by large detached and semi-detached residential properties which are typically set well back from adjacent roads and within large plots. The majority of buildings were constructed between the 1920s and late 1950s. A new development, comprising 231 dwellings, is under construction, with some dwellings occupied, to the south-east of the Tidbury Farm Grouping. This new development is known as Tidbury Heights

The village has few services and facilities. These are limited to the primary school and village hall both of which are adjacent to the site.

The nearest settlement is Wythall/Grimes Hill which has a railway station, post office and GP surgery. Dickens Heath is approximately 1km to the north-east of the village. It has a village centre comprising a library, convenience food stores, a medical centre and local businesses. Leisure and recreation uses are limited to cafes and restaurants. There are no local pubs within the immediate vicinity of the site.

As set out in detail within the transport statement, the site is accessible on foot, by cycle, bus and rail.



- Site Boundary
- Tidbury Green Garage
- 1 Tidbury Green Primary School
- 2 Tidbury Green Village Hall
- Bus Stop

With in the wider area, a significant amount of new residential development is coming forward, with a total of 737 new dwellings with planning permission / under construction / some in occupation within approx. 1.6 km from the site.

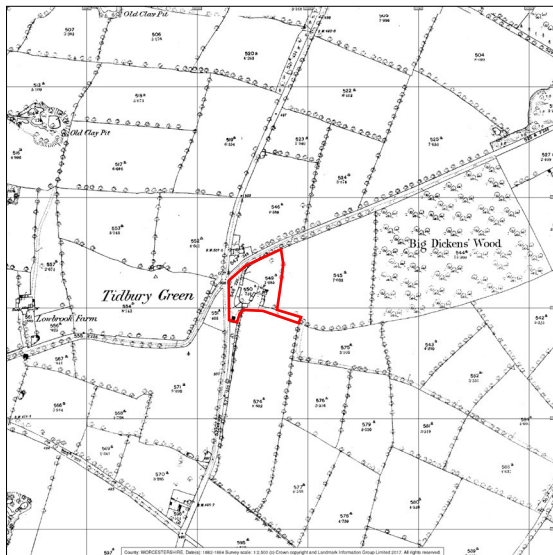
The following map illustrates the location of these in relation to the site outlined in red.



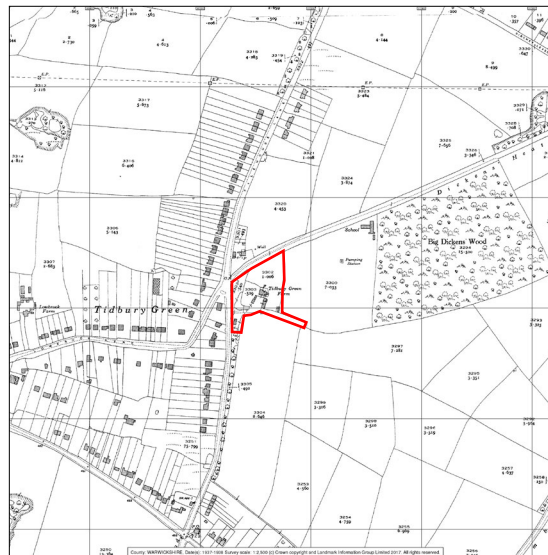
Heritage Context

A Heritage Statement (HS), prepared by Bidwells, accompanies the Full Planning Permission and Listed Building Consent applications for the site. This HS includes a Significance Assessment which identifies the relative heritage value of the listed buildings and an Impact Assessment which considers the potential impact of development on the significance of the heritage assets identified, including the contribution made by their settings. This approach to impact-assessment is required in order to satisfy the provisions of Sections 16(2) and 66(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 in relation to listed buildings and the National Planning Policy Framework (NPPF) where the impact of development on heritage assets or their settings is being considered (Paragraphs 193-197).

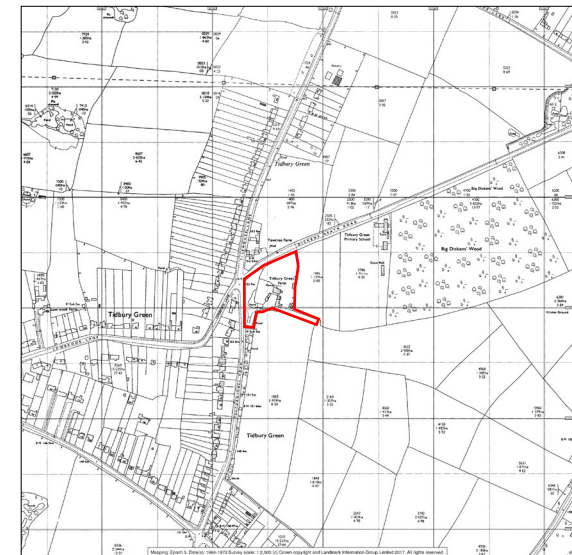
The Grade II Listed farmhouse, cowhouse, barn and stables together create an attractive enclosed yard on three sides. The pigsties located to the east of the site and, other than some repair, are not included within the main conversion scheme. The buildings illustrate the character and development of regional farming traditions with the context of the overall nation patterns of farming history. The group is a reminder of the formerly agricultural nature of the West Midlands, prior to the changes brought by the Industrial Revolution.



1882-1884



1937-1938



1969-1973

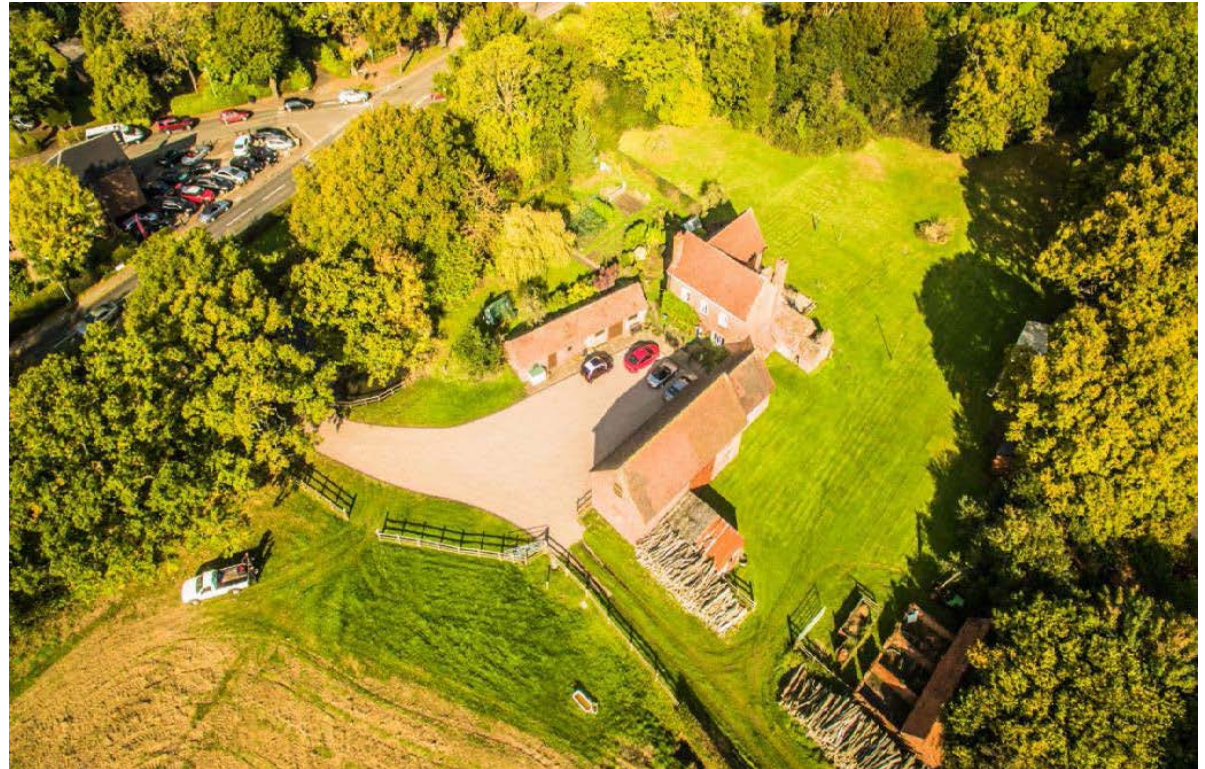
Green Belt

Tidbury Green village is washed over by the Green Belt, the fundamental aim of which is to prevent urban sprawl by keeping land permanently open. Openness and permanence are the essential characteristics of Green Belt.

The Green Belt serves five purposes:

1. to check unrestricted urban sprawl;
2. to prevent merging of towns;
3. to safeguard the countryside from encroachment;
4. to preserve the setting and special character of historic towns; and
5. to encourage the recycling of derelict and other urban land.

Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The Planning Statement that supports this application sets out in detail how the proposed development constitutes appropriate development in the Green Belt.



Tidbury Green Farm grouping

3 VISUAL STUDY

3. Site Analysis

Exterior Tidbury Farm House



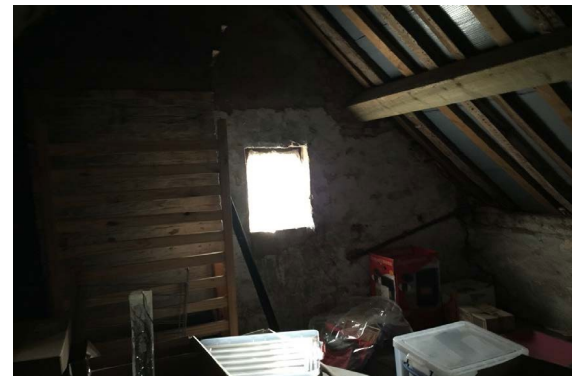
Tidbury Green Farmhouse has undergone a number of alterations to its external fabric, this includes the replacement of all original windows with poor quality uPVC units, infilling of openings, insertion of new chimneys as well as the rebuilding of the gable end and chimney stack. A number of additions have been added to the building over time, particularly to the rear.

Exterior Cowhouse, Barn, Stable and Pigsty



Interior Tidbury Green Farmhouse

Internally, some features of interest remain within the building including the original inglenook fire. However, many rooms have undergone alteration.



Interior Cowhouse, Barn and Stable

The cowhouse, stable and barn have been predominantly working buildings, although they are currently used for storage, and are as such, in a state of repair consistent with this use. Some elements of these buildings have been altered or rebuilt overtime which is evident in their fabric.



4 OPPORTUNITIES AND CONSTRAINTS

4. Opportunities and Constraints

Site Opportunities

The following opportunities have been identified on the site.

1. To restore and refurbish to make good the historic features of the farmhouse, cow house and barn and stables.
2. To replace modern additions to the buildings with more appropriate features which reflect the heritage of the buildings.
3. To connect the farmhouse and barn and stables with a subservient extension to create a viable pub restaurant and make most efficient use of the site and buildings.
4. To provide a much-needed local community use in the village without extending into the countryside and thus retaining the openness of the Green Belt and protecting the countryside from encroachment.
5. To bring an underused property into use and create a focal point for the village.
6. To celebrate the heritage of the village and promote the local history to the residents.
7. To provide a local leisure and recreation place for the growing population and to provide a space for local residents to meet.
8. To bring local employment opportunities into the area, including for young people.
9. Mature rows of trees provide natural screening from the adjacent highways.
10. Dilapidated sheds and outbuildings to be demolished and replaced with usable floorspace that reflects the heritage of the site.
11. Due to the site's location it provides an opportunity for limited infilling in the Green Belt.

Site Constraints

The following constraints have been identified on the site.

1. Buildings on site are grade II listed and therefore extensions should be sensitively considered and designed to mitigate any potential adverse impact to their setting and significance.
2. To ensure the proposed development is subservient to the existing buildings.
3. Mature trees are present across the site and in particular along the site boundaries. A number of these are also covered by a Tree Preservation Order. The development therefore needs to be designed sensitively to retain these
4. A pond is present on site which needs to be considered from an ecological perspective.
5. The site is washed over by Green Belt. Development therefore needs to be sensitive to this.



5 PLANNING POLICY

5. Planning Policy

Local Planning Policy

The Planning Statement, prepared by GVA, which supports this application sets out in detail the planning policies that are of relevance to the proposed development. The below however provides an overview of the relevant design policies that have informed the proposed development. The Development Plan for the Borough comprises the Solihull Local Plan (adopted 2013). The adopted policies highlight that the design of development, the conservation and enhancement of the Borough's historic environment and the protection of the Green Belt and countryside are critical to retaining the quality of Solihull's distinctive places.

Policy P15 expects all development to achieve good quality, inclusive and sustainable design which meets a number of key principles, which include:

- Conserving and enhancing local character and distinctiveness;
- Achieving sustainable design and construction;
- Securing long term use of new development;
- Conserving and enhancing biodiversity and landscape quality; and
- Integrating the natural environment within development.
- Creating attractive, safe and legible spaces.

The policy also expects proposals to contribute to a sense of place, including reflecting heritage assets and their setting in the design process.

Policy P16 advises: *"The Council recognises the importance of the historic environment to the Borough's local character and distinctiveness, its cultural, social, environmental and economic benefits and the effect this has on civic pride. The Council considers the following characteristics make a significant contribution to the local character and distinctiveness of the Borough and where applicable, development proposals will be expected to demonstrate how these characteristics have been conserved;*

ii) The historical development and variety of architectural styles within the... larger established rural settlements of ... Tidbury Green.

Development will be expected to preserve or enhance heritage assets as appropriate to their significance, conserve local character and distinctiveness and create or sustain a sense of place..."

6 DESIGN DEVELOPMENT

6. Design Development

Development Approach

To develop a sustainable, efficient and viable space, the design approach that has been adopted has been to create a connected single level dining, bar, kitchen and customer facility area. To achieve this, the ground floor of the barn and stable will be extended to the rear to form a restaurant dining, kitchen and servery area.

The upper floor of the house will be used for the manager's accommodation and staff areas that are necessary from a health and safety aspect.

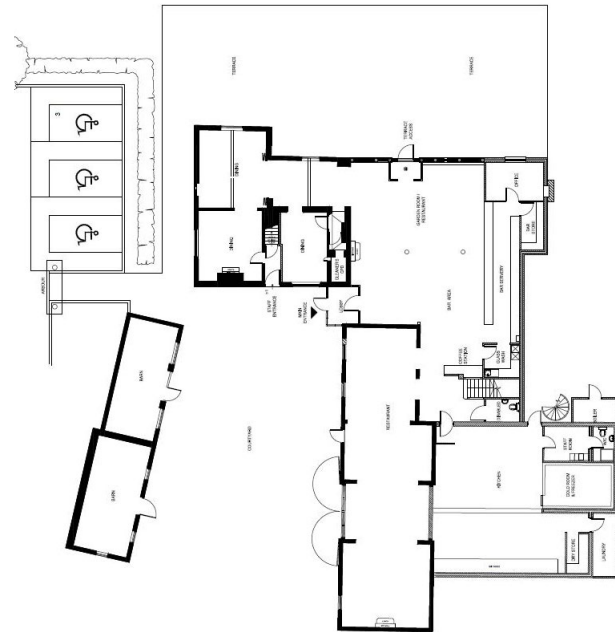
The design approach also seeks to retain as much of the original fabric of the buildings as possible, whilst removing and making good the more recent works which do not reflect the heritage and history of the site. As such, alterations to the original structure will be kept to a minimum to retain historic fabric.

Design Evolution

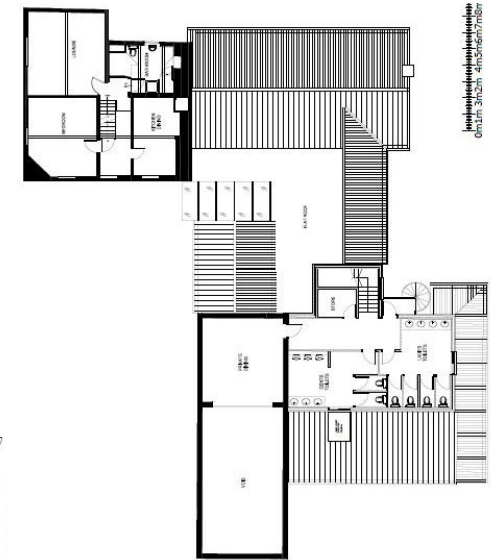
The initial scheme, which was presented to both the Planning and Conservation Officers on site in March 2017, as part of the pre-application process, can be seen adjacent.

Officers raised no objection to the principle of the proposed development and acknowledged that it may be deemed appropriate form of development within the Green Belt.

Some concerns were, however, raised in relation to the size of the proposed extension and the impact that it



Ground Floor layout for initial scheme

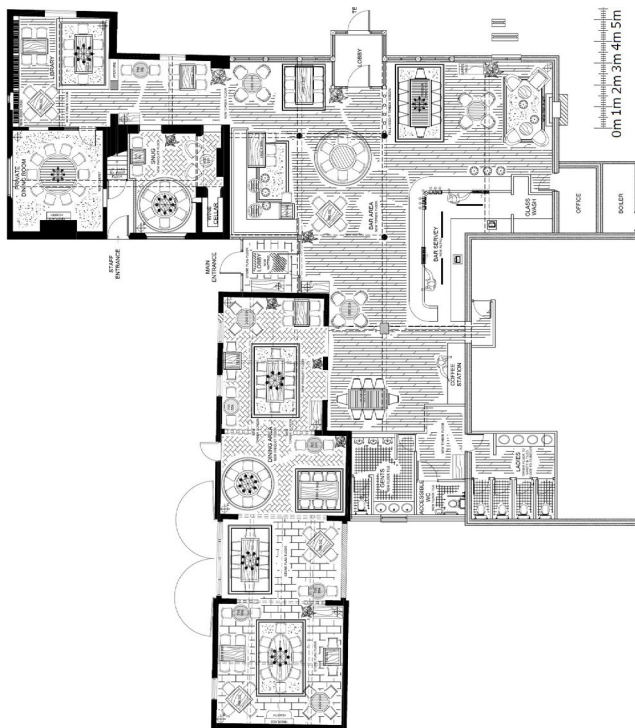


First Floor layout (showing roof plan) for initial scheme

would have on the setting of the listed buildings.

Following the meeting, the overall footprint of the scheme was reduced by 17 percent to reduce the scale of the new extension against the original listed elements. The large opening between the existing barn and the new bar area was reduced and the open fire from the barn, as well as the mezzanine floor, were omitted.

The perceived massing of the structure was reduced by the introduction of a flat roof to the structure connecting the farmhouse and barn and stables to retain the current view of the listed buildings from the access and driveway and to retain the relationship between the buildings.



January 2018 scheme

This amended scheme was submitted to the Council in January 2018. Following further comments given by officers this application was subsequently withdrawn and further amendments made to the scheme.

These amendments included a more sympathetic response to the listed buildings, the creation of a small basement area to further reduce the perceived massing and an overall approach which works from the basis of retaining the significant aspects of their plan-form, fabric, character and setting.

The changes pay special regard to the comments made during the pre-application and full applications stage to ensure that the proposed extension is subservient to the listed



Indicative visual for January 2018 scheme



Indicative visual for January 2018 scheme

7 PROPOSED SCHEME

7. Proposed Scheme

Layout

The proposed layout links the listed buildings with the more solid elements of the extension via lightweight glazed structures. This provides a clear and defined separation of the listed buildings, maintaining their prominence and whilst achieving a light touch connection with the historic fabric.

The more 'solid' elements of the extension, which will be constructed in horizontal boarding and tiled roof, take the form of a 'U' shape which reference from the typical farm groupings in the area. There is then an area of 'infill' section, constructed in brick with a flat roof, between the glazed structure and 'U' shape structure.

This arrangement seeks to present the appearance of a traditional farmyard grouping by creating linear elements within the new build.

Minimal openings are proposed to gain access into the listed buildings, limiting the potential fabric loss.

The upper floors of the farmhouse will be set aside for staff areas (toilets / changing etc.) as well as providing a self-contained manager's flat. Having a live-in manager helps deter crime outside of the opening hours along with CCTV that will be installed on the site.



Proposed Layout

Materials and Appearance

The proposed materials for the building have been carefully considered. The new extension will use a pallet of materials which can be seen on the existing structures on the site.

Horizontal boarding has been chosen for the larger elements of the extension to ensure it is read as being subservient to the brick built listed buildings and references the existing implement shed close to the entrance of the site. Tiles which match those of the listed buildings will be used to ensure the proposed extension blends with existing roofscape.

The existing house and barns will be sensitively refurbished using traditional materials and application methods.

Existing floor tiles and original floor boards will be retained, the existing staircase will be carefully refurbished as it will be used to access the manager's accommodation and staff areas.



Indicative Visualsation of propsoed scheme





Car Parking

The proposed car park has been positioned in such a way, that the impact on existing trees on site are kept to a minimum. All protected trees across the site are to be retained, with the mature tree lined boundaries screening the proposed car park.

Grassform Geogrid Premium with grass infill will be used to form car parking spaces with permeable gravel to road areas. This will soften the car parks appearance substantially and will minimise impact upon the roots of existing trees. A total of 49 parking bays will be provided on the site 3 of which will be disabled bays and 5 for staff parking.

Landscaping

New hard and soft landscaping will be introduced to the site in order to provide a softer feel when entering the site. A detailed landscape layout plan has been prepared by Branching Out Two Ltd. This supports the full planning application and illustrates that a variety of plant species are proposed across the site.

The existing grass area to the west of the house will be retained for use as a pub and the majority of existing trees across the site will also be retained to continue to provide natural screening of the site.

The courtyard to the property will be retained with a gravel finish.

The new terrace and footpaths to the entrance from the car park will be finished in natural stone with raised planters and planting beds to its perimeter. The new car park access road will be finished with gravel, with the exception of that around the disabled parking spaces, which will be finished in stone sets. The parking spaces will be formed using Grassform Geogrid Premium with grass infill to reduce the extent of hard surfacing across the site. New hedge planting and trees are also proposed to the rear of the car parking spaces to help screen the cars from glimpsed views into the site.

The access road throughout the site will be formed of gravel to create a softer appearance to the site. The immediate access road however will be tarmac to prevent gravel from migrating onto the highway.

To retain the character of the site all trees not affected by the proposed development will be retained on site and to enhance the setting of the site and mitigate some of the tree loss, tree planting is proposed.

Feature specimen trees will be introduced around the site lining the boundary of the car park along with native hedging to provide eventual screening to this

area. A number of these trees will also be used to the border the access road into the site.

Access

Access and egress is proposed from the retained, albeit slightly altered access off Fulford Hall road. The access is to be widened to provide two-way working and to increase the visibility splay provision. The proposed access arrangements including visibility splay is included within the Transport Statement that supports this application. It also includes a swept path analysis to demonstrate that the largest vehicle that would access the site (10 metre rigid vehicle) can do so and manoeuvre safely to allow it to leave in a forward gear.

Level access is proposed from the disabled parking spaces into the pub/restaurant where access to all areas is available and there will be no changes in level. An accessible WC is also proposed on the ground floor which will be fitted with a Doc M pack to comply with current regulations.

8 CONCLUSION

8. Conclusion

Tidbury Green Farm historically operated as a small farmholding. The surrounding farmland has however been sold and set aside for residential development for which Planning Permission has been granted and construction is underway. The site has therefore ceased to function in its original form and now solely provides a residential dwelling. The Farmhouse and associated cow house, barn and stables and pigsties were listed in 2016.

This Design and Access Statement supports applications for Full Planning Permission and Listed Building Consent for the change of use of the buildings from residential (use class C3) to a pub / restaurant (use class A3/A4), and the associated works to support the conversion.

It is proposed that the existing farmhouse, barn and stables will be linked by way of a rear and side single storey extension, with basement level, to create a connected Public House / Restaurant. The scheme that is submitted represents a scaled down version of the original proposals presented to Officers during the pre-application and Full Application process. These changes were guided by a close assessment of the buildings' significance and how they work as a group so as to minimise impacts arising. The scheme has sought to reduce the impact on the listed buildings whilst providing a viable space for Brunning and Price to operate within. The proposed scheme provides the absolute minimum floor space required to achieve this.

The new extension is proposed to accommodate the new bar server, kitchen, toilets and restaurant accommodation. The existing stable and barn are proposed to be remodelled at ground floor level for use as a restaurant and the first floor of the farmhouse is proposed to be used for both managers accommodation with staff / backup areas.

The proposals also include refurbishment of the existing buildings to make good elements that currently detract from their character and to enhance the features that add to the site's heritage significance.

A new car park for customers with 49 bays including 3 disabled bays is proposed. Robust hard and soft landscaping is also proposed throughout the site to retain the character of the site whilst delivering a scheme that is attractive safe and inclusive.

This Statement sets out the design evolution of the proposals, having regard to the opportunities and constraints of the site and the findings of the technical assessments. It should be read in conjunction with the submitted plans and other supporting documentation which collectively demonstrate that the proposed development is acceptable in terms of Local and National Planning Policy and should therefore be approved.



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