

The Huntsman Inn, Main Road, Aislaby, Whitby, North Yorkshire, YO21 1SW

## **HM PL-04 Design & Access Statement**

Revision A. 21 May 2011.

### **INTRODUCTION.**



Aerial view of The Huntsman Inn, located on Main Road, Aislaby.



This planning application seeks approval for the removal of the original dilapidated buildings and the construction of a two storey rear extension to the existing Huntsman Inn.

The works will also include for the full remodelling and refurbishment of the building layout to provide enhanced facilities for the general public at ground floor level along with a manager's apartment and a number of guest rooms on upper floors to provide an additional revenue stream to the core business of the public house.

Following a detailed pre-application consultations with the National Parks Planning Authority this submission presents a full plans application for formal consideration.

The drawings included with this document are as follows:

- HM PL-01 (REV C): Site location plan.
- HM PL-02 (REV B): Existing & proposed floor plans.
- HM PL-03 (REV A): Existing & proposed elevations.

This supporting statement is to be read in conjunction with the above drawings.

## DESIGN STATEMENT

### *Use –*

The building is used as a public house with catering, sanitary and manager's accommodation. This application seeks to retain that existing land use and provide a new facility for the village of Aislaby which has been without this service since October 2009 when the previous brewery owner closed the building and placed it on the open market.

During this period there have been a number of meetings with the National Parks to develop the design content of the scheme which has shaped the proposals described within this application. In addition, the building has also been de-listed by English Heritage although the applicant acknowledges that it remains within the conservation area of the village centre.

Whilst the building is currently vacant and awaiting development the long term future appears more positive for this Public House than others in the same predicament.

1. The facility has been released from the brewery/landlords agreements that tie future tenants into unwieldy agreements, from both a practical and economic point of view, that can prevent the business from growing and responding to local needs.
2. The applicant is focused on delivering a new level of service with appropriately skilled on site management who can work together to develop the business into a successful and viable operation that will hopefully preclude this situation from arising in the future.
3. The local community and surrounding area will benefit from the reinstatement of this facility which will once again provide a focal point for the village playing an active role within the lives of the residents. Other developers could simply have gone for a conversion to residential which would have lost this opportunity for ever.

The applications seeks the support of the National Parks for the enhancement and diversification of the business plan on this site to ensure the longevity of the public house and the role it will play in the surrounding community.

### *Layout –*

The layout of the existing building is obviously relatively fixed in relation to the street scene of Main Road, Aislaby.

To the front of the building it is only proposed to provide a simple timber frame smoking shelter to the side of the main entrance.

To the rear, the existing extensions and past alterations to building fabric will be cleared away removing the unsightly dilapidated structures adjacent to the communal courtyard and field boundary.

The new traditionally detailed extension will sit over a similar foot print to the original structures preserving a small rear yard for business operations and bin store.

Internally, the ground floor will retain the public house use. Completely refurbished it will be serviced by a new kitchen facility with improved circulation routes providing clear definition between public and private areas of the building.

In addition the sanitary provision will be greatly enhanced through the provision of male, female and disabled toilet & baby change facilities which will be fully accessible to all members of the public.

During the construction period a new cellar will also be provided beneath the ground floor accommodation as shown on the drawings to improve site storage and security of the



business consumables whilst providing a more efficient and economic means of distributing them through the building structure to point of sale.

At first floor level a new manager's apartment will be provided to ensure the business is properly supported on a day to day basis. In addition to this will be three of the lettable ensuite guest rooms to the rear of the building.

Finally the attic floor will provide an essential link from the head of the new staircase into the existing two ensuite rooms within the roof structure of the existing building. In addition, essential laundry and linen store rooms will be created along with a final ensuite bedroom looking out over the rear of the site.

**Amount -**

The new extension builds off a similar footprint to that which already exists and this is reflected in the internal floor area measurements taken from the drawn information (Drawing HM PL-02).

**Existing area of accommodation removed during demolition:**

ground floor:	70.76sqm
first floor:	11.50sqm
TOTAL:	82.26sqm

**Proposed area of accommodation created through reinstatement and extension of the existing building:**

Cellar:	15.11sqm (Subject to ground conditions).
Ground floor:	69.52sqm
First floor:	54.33sqm
Attic floor:	60.84sqm

**Gross total (including cellar): 199.80sqm**

Gross total (excluding cellar): 184.69sqm

**Scale-**

The new structure will be two storey with accommodation in the roof structure similar to the layout of the existing building to the front of the site.

Through discussions with the planning department the design has been shaped in order to be respectful and sympathetic to the original structure. The ridge and eaves lines have been lowered in relation to existing to articulate the old & new.

The detailing of the new extension and particularly the water tabling reflects the traditions of the existing building and this has been used to great effect on the rear elevation where the differing projections and stepped gables break down the scale and mass of the extension when viewed from the adjacent fields.

**Appearance –**

The design of the new extension has been informed and shaped by the appearance, context and setting of the existing building.

The external walls will be coursed masonry, sourced to match the original material, with cut stone heads and cills to window and door openings.

The roof will be slate to form a unified appearance with the existing at the point of connection and set within gables that include the water tabling detail found on the existing building.

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Window and door patterns have been kept simple in order to reflect the surrounding context and not to compete with the principle elevation which addresses the Main Road.

Whilst the works involve a new extension, and this has been treated as secondary to the principle existing building, the appearance of the whole structure on completion has been paramount. Working with the National Parks Planning Authority we feel an appropriate balance has been struck and that this is reflected in the drawings presented for consideration.

***Landscaping –***

External landscaping opportunities are limited to the front of the site around the car parking area and seating terrace adjacent to the main entrance. Resurfacing works to the car park will take place along with the provision of new planters and external seating around the terrace area to soften the appearance of the forecourt within the street scene.

**ACCESS STATEMENT**

The topography of the site precludes 'level' access to the principle accommodation level from the car park; however, any external steps or staircases leading to the main entrance will be designed as semi ambulant stairs with minimal risers of 150mm and generous goings of 280mm along their length.

Internally the principle storey will be fully accessible to all members of the public; the final details of which will be subject to the accessibility standards required to meet current building standards legislation.