

DESIGN AND ACCESS STATEMENT

June 2020

Ref: AN/AMA 458

Application site:

114-115 Gosford Street, Coventry CV1 5DL

Proposal:

Erection of ground floor rear extension and first floor metal mono pitch to flat roof

The proposal is to construct a timber frame single storey extension with flat roof and skylights and to remove approximately 600mm of topsoil at the rear creating a level floor and to change dilapidated first floor corrugated metal deck mono pitch roof to a flat roof in order to solve the current problem with dampness and mould.

The application site is the Grade II Listed White Friars Public House. The buildings in Coventry close to the site known as Whitefriars are the surviving remains of a Carmelite Friary founded here in 1342. All that remains today is the eastern cloister walk, a postern gateway and the foundations of the Friary Church. The application site 114 and 115 Gosford Street is The White Friars Olde Ale House.

This is a 14th century building once part of the Whitefriars monastery, subsequently a butcher's shop before being renovated into a Pub in recent times. The small front room was apparently used as a kitchen by the Friars with the building including many interesting features including a mural in one of the first floor rooms. The building has a two storey half-timbered range to the street with a plain tiled double pitched roof.

Beyond 114 and 115 is a two and a half storey building with shop fronts at ground floor level, vertical sliding sash windows at first floor level and dormer windows at roof level and a parapet gable adjoining the gable end of 115. The next building is a taller three storey with a pitched roof over again with Georgian pane sash windows over shop fronts at ground floor level and parapet gables to the neighbouring buildings.

It is to be noted that only the front part of the building is registered as a listed grade II building with the existing two storey rear extension which was built circa 2000 is not listed and the proposed rear extension is confined within the rear non listed part of the premises.

The application site is a commercial property located in a predominately commercial area of the city centre and forms one of a series of commercial properties on Gosford Street, situated close to Coventry University.

The property is the second building from the end of a row of terrace buildings fronting Gosford Street with a front elevation facing directly onto Gosford Street and rear rear garden side elevation facing onto an open alleyway, open on the one side and adjacent to a large public car parking area over which is an elevated highway. This layout arrangement creates the rear garden side elevation being visible with the rear elevation being less visible from public view.

Up until recently the building was used as a drinking establishment with serving of food. The ground floor comprises seating areas; bar servery; kitchen; separate male and female wcs; beer store/cellar. The first floor briefly comprises further seating areas; bar servery; store rooms. There is a small attic room in addition.

The property is currently vacant and is a new acquisition by the applicant who after much deliberation wants to improve the current condition and extend the ground floor lounge into the beer garden creating additional seating area.

Based on applicant's recent market research coupled with their experience of running the successful and popular restaurant Jimbo Chinese Express on Earl Street, which had to close in January after the premises was sold by the council to Coventry University for redevelopment purposes. The proposed drinking establishment with serving of Chinese food will give the old vacant building a new lease of life.

The building work will involve construction of a ground floor fire resistant light weight timber frame extension to the rear of the building with internal alteration and restoration, while all attempts will be made to enhance and retain external features of the listed building as much as practically possible.

A level ground floor lounge will be created to the rear by removing the raised ground area by approximately 0.6m-0.75m deep of top soil to bring the rear ground level to the same level as existing lounge finished with a high quality garden paving slabs.

All elements of the new construction have been conceived to either match the style and material and scale of the existing building or to incorporate elements of the existing property. The design and material consideration will be such not to have an adverse effect on the character and appearance, from a physical and a visual perspective of the listed building.

The proposed rear extension is confined to the rear of the building and not visible from front or side elevations with no impact on the character and appearance from a physical and a visual perspective of the listed building.

Proposed improvement and Maintenance

To improve the quality and prolong the life of the listed building, the mono pitch roof with corrugated metal decking to the existing rear two storey extension which is in a very poor condition, with sign of dampness and mould caused by past and ongoing leakage, will be removed and reinstated with a new timber flat roof of high quality material and workmanship.

The boundary masonry walls will be fully repaired and repointed with material identical to existing building.

Planning History

R/2000/2092	20/10/2000	15/10/2002	114-115 Gosford Street Coventry CV1 5DL	Display of Hanging Sign
R/2000/2093	20/10/2000	15/10/2002	114-115 Gosford Street Coventry CV1 5DL	Display of Hanging Sign
R/2002/2067	20/10/2000	01/11/2000	114-115 Gosford Street Coventry CV1 5DL	Display of illuminated sign board
R/2002/2068	01/11/2000	17/10/2000	114-115 Gosford Street Coventry CV1 5DL	Installation of illuminated display board on front fascia
L/1988/2090	08/11/1988	18/11/1988	114-115 Gosford Street Coventry	Change of use to public house/brewery and erection of two storey extension at rear
L/1992/1627	19/10/1992	19/10/1992	114-115 Gosford Street Coventry	Alterations to front elevation and erection of a new two storey extension at rear (Amending document - alterations to front elevation)
R/2000/1218	15/06/2000	25/10/2000	114-115 Gosford Street Coventry CV1 5DL	Demolition of external toilet and sectional garages, erection of rear boundary wall, form fire escape and make good lean-to outbuilding. Internal alterations including new secondary and fire escape door, form bar areas, toilets, kitchen and store and construction of covered area in rear yard.
R/2000/1555	27/07/2000	25/10/2000	114-115 Gosford Street Coventry CV1 5DL	Continued use as public house (Use Class A3) and alterations to single storey rear extension to provide for an external fire escape, formation of beer garden and covered area in rear yard
L/1995/1469	20/04/1995	23/11/1995	114-115 Gosford Street Coventry	Change of use to living quarters upstairs and pub/restaurant/wine bar on the ground floor
L/1995/1472	20/04/1995	23/11/1995	114-115 Gosford Street Coventry	Internal alterations to premises
S/1967/0655			Rear of 114-115 Gosford Street	Retention and continued use of premises for meat storage
S/1969/0600			Rear of 114-115 Gosford Street	Retention and continued use of premises for meat storage
S/1971/0709			Rear of 114-115 Gosford Street	Retention and continued use of premises for meat storage and retention and continued use of four lock up garages
S/1988/0245			114-115 Gosford Street	Repair of existing timber framed structure and roof coverings and adaptation to become public house and brewery
S/1974/1794			Rear of 114-115 Gosford Street	Retention and continued use of premises for meat storage and retention and continued use of four lock-up garages
S/1978/1910			Rear of 114-115 Gosford Street	Retention and continued use of premises for meat storage and retention and continued use of four lock-up garages
S/1983/1510			114-115 Gosford Street	Retention and continued use of premises for meat storage and retention and continued use of four lock-up garages

1. Layout

For details of the proposed rear extension, including existing layout refer to drawings AMA458-001-008. It is proposed to create additional seating area for dining and a larger kitchen by relocating the existing kitchen and toilets to the rear of the application site.

2. Scale

There building plan will remain the same with exception of the single storey rear extension at rear bear garden.

3. Appearance

The front elevation will remain as existing; the rear elevation will have a new timber frame single storey extension with a fire escape opening to the side alleyway.

4. Landscaping

No landscaping is proposed.

Access Statement

The proposal seeks to enhance the overall building condition with addition of a new ground floor rear extension creating extra seating area and providing a lounge which is aesthetically pleasing to the eye with a warm and welcoming effect.

We believe that the scheme proposed strikes the right balance between cosmetic internal and external façade of the building without compromising the original feature of the building or what is left of it. Since the proposed extension is restricted to the rear non listed ground floor of the building, existing external façade of the building will be intact and unchanged with the benefit of ensuring a new use in serving the community which justifies the proposed alteration that is necessary. We feel that this statement and supporting information justify the proposal which preserves and enhances the existing protected building.

In general, the proposed development will not affect the existing access routes. The proposal does not affect access of neighbouring properties, nor will result in a loss of light to the adjoining properties. Overall, there is no impact to the existing road layout and public transport.