

6 Use

6.1 Context

The Swan has been a fixture in Three Mile Cross for over 400 years. Originally built as two cottages, the building was historically extended and likely changed use from two cottages into a public house in the 17th century.

The property has therefore served as an inn or public house for many centuries, and these proposals aim to preserve and enhance that long-standing use. There are no plans to request to change the building's use class.

As a public house in this location, The Swan holds significant historical and community value, serving as a cherished asset to the local area. The proposed extension will enhance the amenities for both existing and new patrons, providing an improved and welcoming environment.

Additionally, the expansion will create new job opportunities within the local community and support the use of local produce and services, contributing positively to the local economy.

7 Amount

7.1 Area

The proposals have been reduced considerably following the pre-planning application response received from the council. Without taking into consideration any demolitions, the plans submitted for pre-planning advice added a gross external area of approx 274sqm on top of the existing footprint. The revised proposed plans have reduced this amount to 82sqm gross external area.

Demolitions however would include: the existing, more modern extensions to the rear of the property and the garage outbuilding on the northern boundary. These total 91 sqm gross external area of demolitions. Figure 7.1 shows the proposed demolition plan.

The reduced floor area has been driven by several factors, including discussions and feedback from the planning authority, costs and requirements of potential operators. The overall proposed ground floor GIA, including the retained areas of the existing building, plus the proposed new and replaced areas, totals 271sqm, with a potential number of additional dining spaces of 48. The overall existing GIA was 227 sqm.

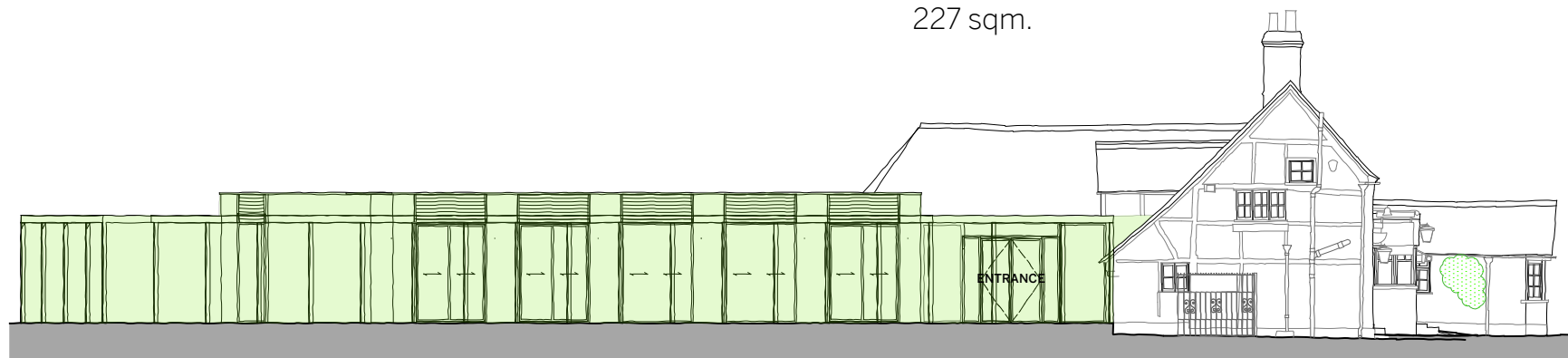


Fig 7.2 Initial size of north elevation submitted for pre-planning advice



Fig 7.4 Reduced size of north elevation submitted for planning

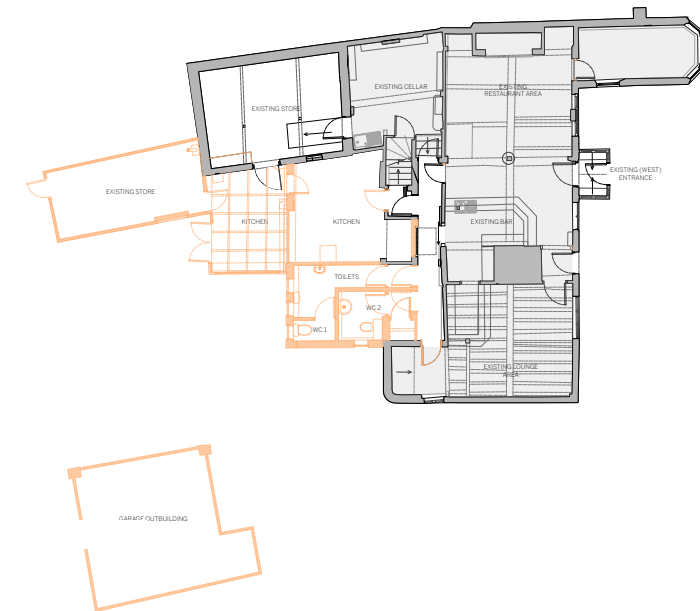


Fig 7.1 Demolition plan showing existing walls to be removed

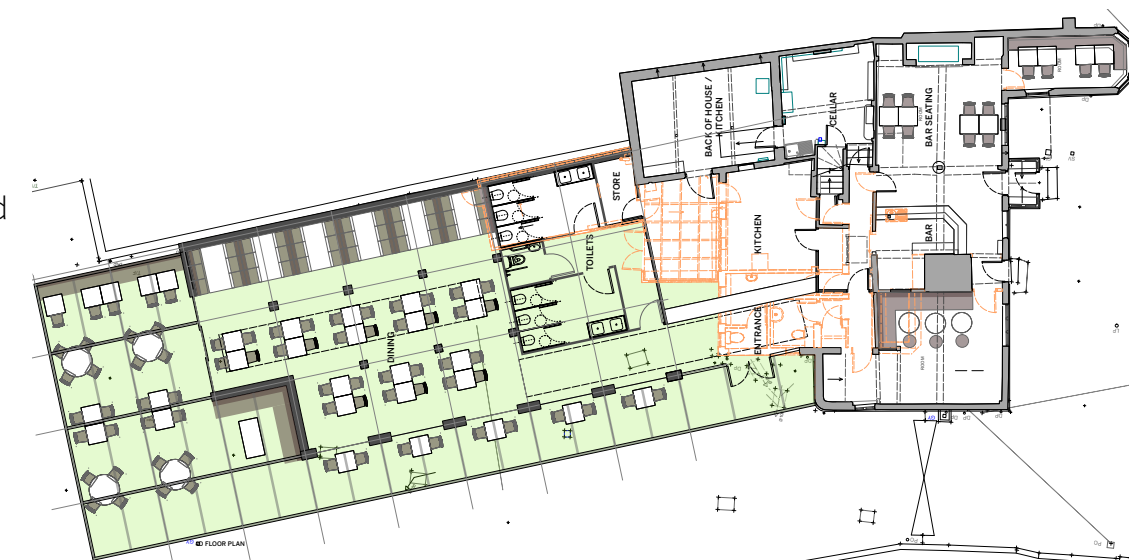


Fig 7.3 Area of plan submitted for pre-planning advice



Fig 7.5 Reduced size of extension submitted for planning

8 Layout

8.1 Holistic view

The revised layout aims to sympathetically enhance and extend the use of the existing pub-restaurant, improving both its aesthetic appeal and functionality. A core part of the project involves replacing the outdated and unsightly facilities, alongside expanding the dining area to accommodate more customers. This expansion is designed to provide a more viable business opportunity for a prospective operating tenant.

The proposed extension introduces a coherent and engaging elevation, featuring external planting and a timber pergola to add character, provide screening, and create a natural, attractive frontage.

The overall layout has been thoughtfully designed to ensure smooth integration between the existing pub and the new extension, while preserving the historical value of the original building.

A new main entrance at the north of the property will welcome guests arriving from the car park, guiding them through the pergola structure and offering access to either the existing pub or the new restaurant area. Centrally located toilet facilities will serve both the existing pub and the new extension, encouraging patrons from the original pub area to explore the new space.

The extended section of the building includes upgraded “back of house” facilities, such as improved kitchen and food preparation areas, toilets, and storage. While these areas have been planned with input from the current operator, the detailed fit-out will be completed by the future operating tenant.

The first floor of the pub will remain unchanged and will not be open to the public. The existing staircase leading to the first floor is below modern standards, and its ground floor lobby currently serves as a thoroughfare from the kitchen to the main pub area.

The revised layout will block the current kitchen access door with new walling to match the existing structure. The opposing door will serve as an escape route from the first floor, improving fire safety by removing the risk associated with kitchen access through the

stair lobby. Detailed fire safety regulations will be addressed in the building regulations drawings as part of the final design process.

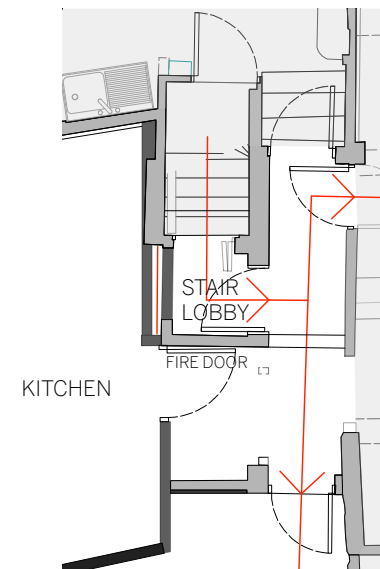


Fig 8.1 Closer detail of First Floor escape routes

9 Scale

9.1 Domestic origins

Due to its origins as two cottages, the existing pub has a predominantly domestic scale, characterised by the low ceiling heights and uneven floor levels, as shown in the original survey drawings submitted as part of this planning application.

It is essential that the extended building maintains visual balance and does not overwhelm this historical existing structure. Since the extension is a single-storey, flat roof structure, it doesn't even approach competing with the ridge or eaves height of the original two-storey building.

The eaves of the 19th century pitched roof, rear extension however have been carefully considered, and where the new roof meets the existing structure on the north side, it has been designed at a lower height than the rest of the extension. The guttering for the new roof will sit respectfully below the existing eaves to avoid disturbance to the existing roof as far as possible.

The corner of this existing pitched roof will unavoidably be affected by the higher section of flat roofing, however this has also been minimised by shaping the parapet of the new higher roof, around the roof corner, as shown in Fig 9.2 roof plan.

The remaining lower sections of the roof are designed to gently meet the existing wall, well below the original building's eaves, ensuring that the extension integrates harmoniously with the existing structure.

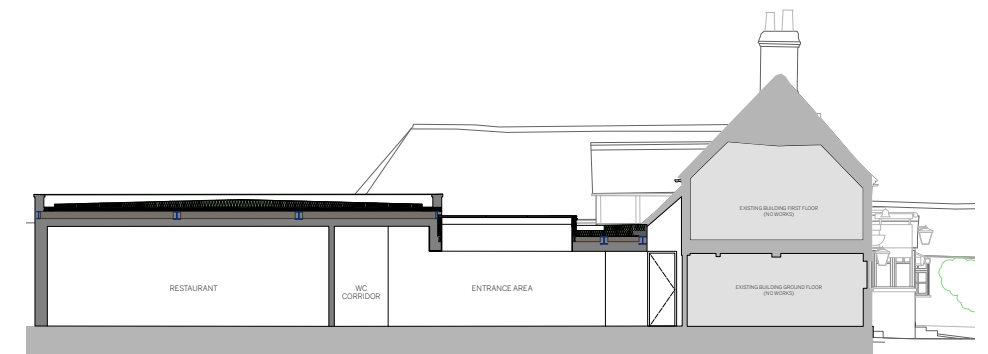


Fig 9.1 Proposed section showing connections between existing and new elements

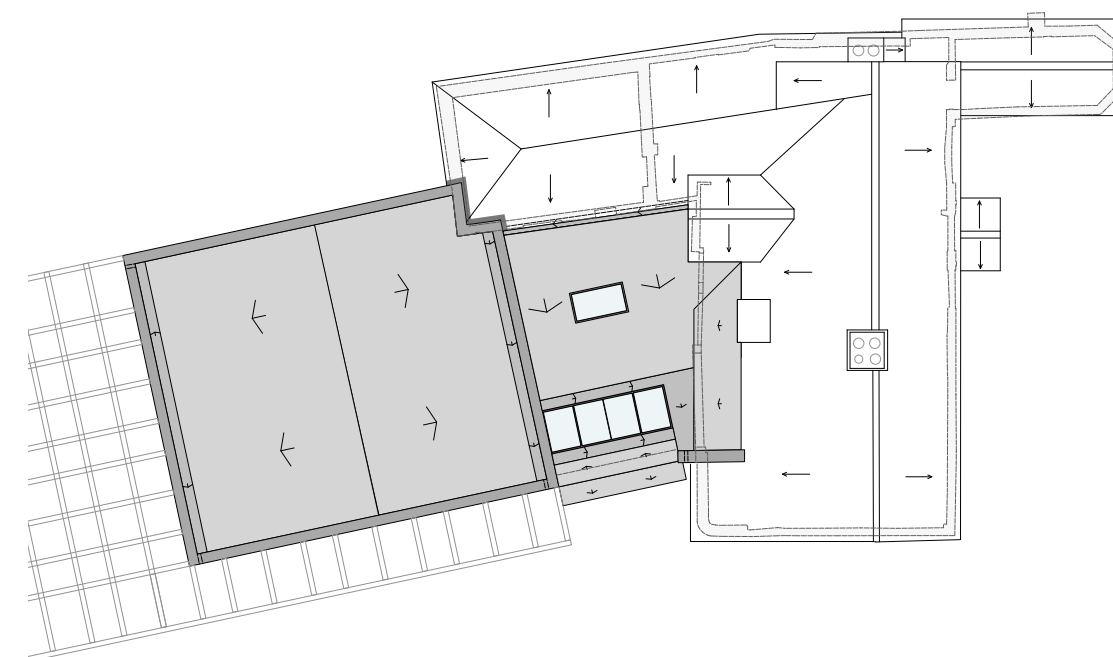


Fig 9.2 Proposed Roof Plan

10 Landscape

10.1 Parking and accessibility

The existing building has little land at the front of the existing building. These proposals do not affect the landscaping at the front (west) of the property, overlooking Basingstoke Road.

The entrance driveway leads down the north elevation of the building and into the car park. There is some visibility from the Basingstoke Road down this entrance driveway which includes views of the existing outbuildings. These do not have any historical value and are constructed using a mixture of brickwork, concrete, clay roof tiles and corrugated plastic roofing.

These proposals include the removal of these outbuildings and resurfacing of the entrance driveway. Due to the angle of the garden wall and property boundaries, the new extension to the rear of the building will be partially visible from the road.

The decorative, dark timber pergola structure, with planters at regular intervals which will be used for climbing plants to create an aesthetic, natural screen effect, will soften the view and frontage of the new extension.

Further planters are to be situated within the outdoor seating area, under the pergola to continue this natural theme and provide interest to those dining outside.

This is continued into the west side of the car park with further permanent planting proposed, as partial screening to the outdoor seating area from the car park. This will additionally increase the overall biodiversity gain of the proposals, all in line with planning policies TB21 and TB23 and as specified in GS Ecology's reports.

The walkway to the entrance doors and outdoor seating area are to be paved using a natural looking stone to add to the general aesthetic.

It is the intention that the external areas of the building will benefit from discreet and varying accent lighting to enhance the building's ambience and aesthetics. Areas of planting may have uplighting, along with lighting on the main walling of the extension, to provide adequate light through the walkway to the main entrance.

A bin store is proposed to the west end of the car park to provide enclosed bin storage, increasing the aesthetic appeal of the rear of the building. The swept path analysis shows a

bin lorry can manoeuvre appropriately to access this store.

Three new wheelchair accessible parking spaces along with a secure cycle store and two spaces for two wheeled vehicles will be provided. These spaces will be a minimum of 2.5m x 5m with access pathways to the side and rear of each space, all in line with planning policy CC07.

Six new parking spaces will also be provided in the overflow area of the existing car park. These spaces will also be 2.5m x 5m in line with the Parking Standards Study Report (2011)

All other spaces will remain as existing and together with the new, will total 43 spaces for use by staff and patrons of the public house and restaurant, all in accordance with Table 1.3 of the MDD Appendix 2.

Consideration will be given to providing electric charging points, with the intention of 2 spaces (numbers 42 and 43 shown in Fig 10.1 Site plan)

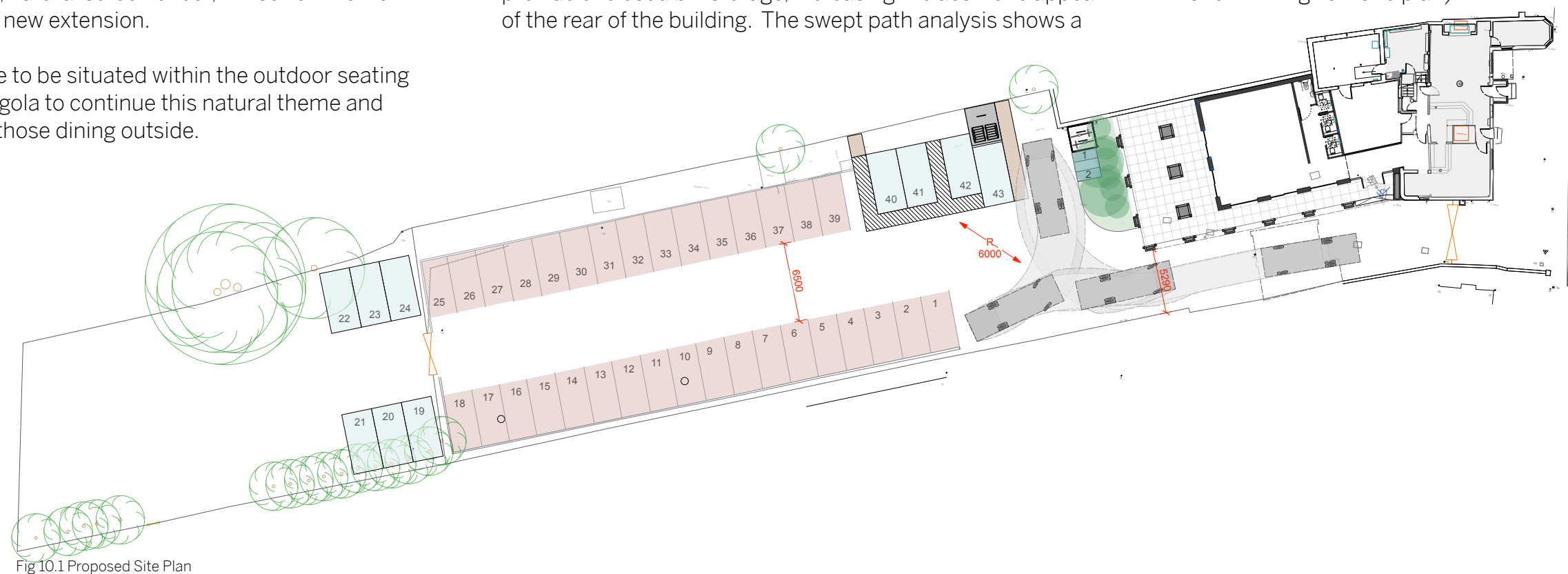


Fig 10.1 Proposed Site Plan

11 Appearance

The proposals aim to introduce a contemporary intervention to the existing building, designed to be low-maintenance while paying homage to the original structure through thoughtful use of materials.

The red brickwork of the extension will feature long-format bricks in English bond, contrasting with the more orange-toned brickwork of the original building, which uses Flemish bond. This contrast will intentionally distinguish the new addition while respecting the existing architectural elements.

The red brickwork and dark or black treated timber posts will blend harmoniously with both the historic building and the garden wall, which is to be replaced to match the existing.

The area of extension that connects to the original building has a lower roof and full height glazed walling. This will be connected to the existing building using a white-rendered pier before leading into the full-height glazed section, offering a welcoming view into the interior from the entrance.

The level walkway from the car park will feature several steps at the entrance landing, as an alternative approach from the entrance driveway to the entrance doors.

The pergola structure and planting along the level walkway will provide natural screening, enhancing both the aesthetic from the driveway and from within the restaurant with a greener outlook.

The glazing will not only contribute to the contemporary design but will also introduce light and visual interest to the north wall of the extension. The east wall will include glazing that can open up to create an outdoor dining area, which will remain connected to the interior dining space through the large aspect open, glazed doors.

The continuation of the pergola and planting in this outdoor area will unify the external elements of the extension, creating a pleasant outdoor dining experience. The dark treated timber offers a modern interpretation of the traditional exposed timber associated with The Swan.

In addition, the Heritage and Impact Assessment acknowledges that the proposed east elevation represents an improvement over the existing rear of the property and that the new extension will therefore not further harm the building's appearance.

The Condition Survey undertaken by Hockley and Dawson confirms that the connections between the new and existing structures will not damage the historic fabric of the building.

In order to conceal essential mechanical plant, the proposal includes enclosing the plant within the 18th century pitched roof void. This will prevent the plant from becoming a dominant or intrusive feature, as it will not be visible from any side of the building.

The new roof will sit slightly higher than the existing garden wall; however, being on the south-facing side, it will not cast shadows on neighbouring land. Additionally, as this area abuts a driveway, it is not a primary view from neighbouring windows, it is not a significant visual impact. This side of the extension is also not visible from the main road.

The only visible element from the main road will be the north-facing elevation, which remains largely unaffected, aside from the view down the entrance driveway. This will feature the new pergola and planting, providing an attractive and sympathetic view of the extension.



Fig 11.1 Proposed Front Elevation showing view from Basingstoke Road

12 Access

The Swan is situated in the heart of Three Mile Cross village, on the main Basingstoke Road, making it easily accessible on foot for local patrons and by car from nearby towns and villages. Local buses serve the surrounding area, with stops located just metres from The Swan, outside the Post Office.

The large, on site, car park offers ample parking for guests, and the proposals include the addition of three new wheelchair-accessible parking bays and electric charging points, in accordance with planning policy CC07. Additionally, secure cycle parking and two spaces for two-wheeled vehicles will further improve accessibility to the premises, as mentioned previously.

A new level walkway from the car park to the main entrance will allow wheelchair users to easily access the building. Alternatively, accessible steps from the driveway will feature changes in texture and colour to assist visually impaired visitors.

The entrance itself will have a level threshold, and all routes within the extended area will be wide enough for wheelchair users. The facilities will also include a fully accessible, unisex disabled toilet to ensure inclusivity.

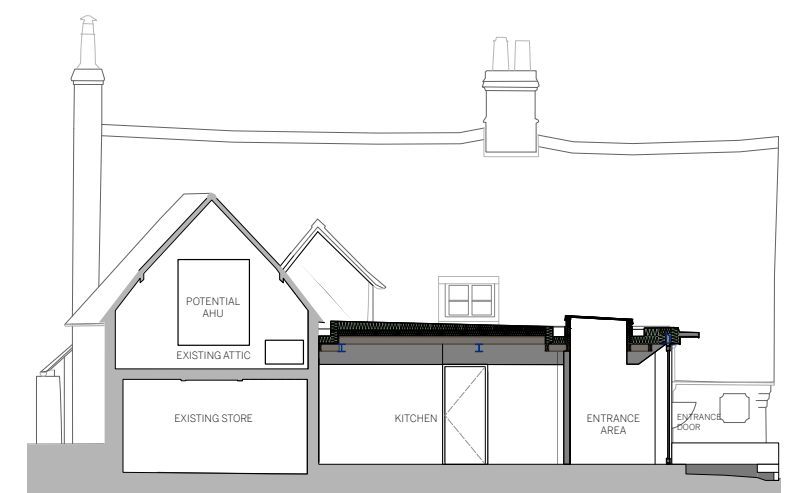


Fig 12.1 Proposed section through new extension and entrance

13 Conclusion

This document outlines the proposals for a new rear extension to The Swan, demonstrating that it will not cause significant harm to the Listed building and will contribute to a viable and sustainable development, ensuring the property's future preservation.

The subtle yet contemporary design of the extension will sit harmoniously behind the existing building, with minimal impact on the street scene from Basingstoke Road.

The addition of natural planting and a decorative pergola will enhance the view along the entrance driveway and from the road.

The enhanced use of the building is well-suited to its location in the thriving community of Three Mile Cross. The improved facilities, designed to meet modern standards for accessibility and functionality, including new kitchen and back-of-house spaces, will ensure the public house continues to serve as a welcoming, social hub at the heart of the village



Fig 13.2 Existing front elevation



Fig 13.3 Proposed side (north) elevation



Fig 13.4 Proposed front (west) elevation

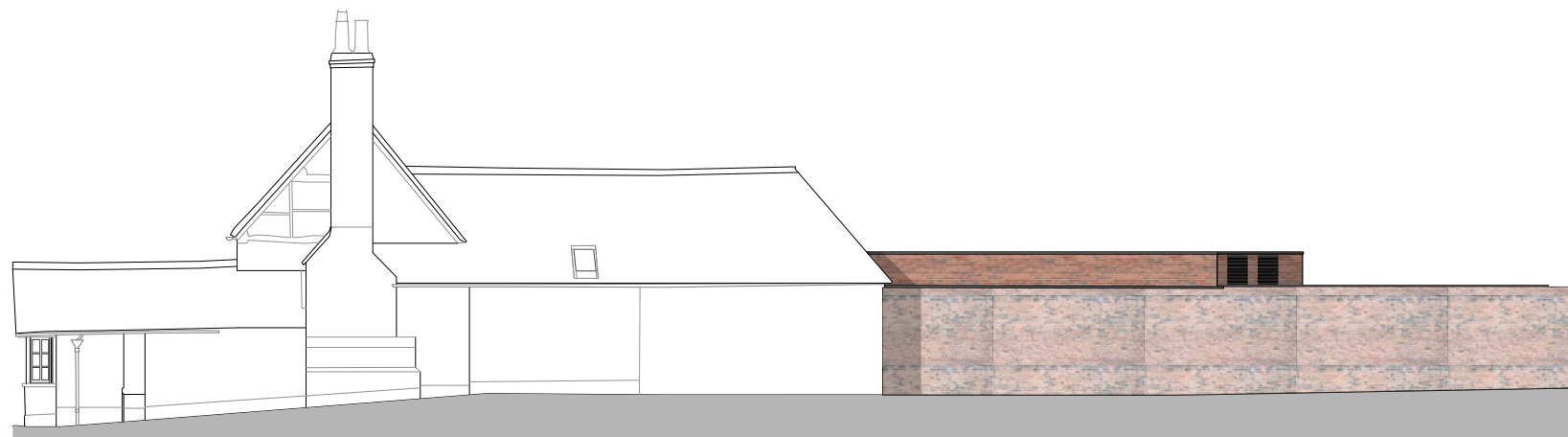


Fig 13.5 Proposed side (south) elevation



Fig 13.1 Proposed rear (east) elevation

The Swan
Design & Access Statement



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