

5 Design

5.1 Initial thinking

Before commencing the design of the restaurant extension, Tait Architects conducted a preliminary concept investigation to assess site constraints and client requirements for a viable restaurant. The client's early requirements were for a substantial extension to the property, to dramatically increase the capacity for a restaurant.

Ideas were presented as mood boards, featuring precedent images and block plans, to explore the size, appearance, and functionality of the proposed restaurant.

These early discussions determined that the existing bar and dining area within the listed building were already functional and well-received by customers. The main requirement was for a seamless link from this existing area in to a new extension. The new extension should provide a new, functional kitchen space, toilet facilities for all and an area of additional dining space.

Improved accessibility was also a key consideration, as the listed building's limitations makes access difficult for wheelchair users. A new entrance and easy access all to today's standards in the new extension would allow for use by all.

The location and size of the extension were carefully considered and adjusted following feedback from the pre-planning application, as previously outlined. The layout was planned so that the functional elements, such as the kitchen, storage, and rest rooms, are situated at the junction of the old and new structures, ensuring easy access.

At present, access into the building is from the front (west) elevation of the listed building.

If driving, pedestrian access from the car park is difficult, requiring visitors to walk along the narrow single-lane entrance driveway in order to reach the front entrance door.

A new entrance on the north side of the extension, with

level or ramped access directly from the car park, would significantly improve safety and convenience for patrons arriving by car.

Bin storage is currently openly located at the rear of the property, near the kitchen. Although at the rear, this area is visible from the entrance driveway to the car park and upon walking to the entrance to the public house patrons are required to walk past them.

Relocating the bin storage to the rear (east) of the extension, within the parking area and within a designated, enclosed bin storage area would make it less visible and unsightly from both the road and the entrance driveway to the car park.

A swept path analysis was commissioned by Lanmor consulting engineers to ensure a bin lorry can enter and manouver within the site to access and collect the bins from a bin storage area.

Background research into extensions on historic pubs revealed that a more contemporary approach can enhance the historical structure, clearly defining the old and new, while showcasing the heritage of the building.

A modern structure with up to date materials is also well suited to meeting current building and access standards.

Initial concepts explored various roofscapes and their relationship to the existing building, with careful consideration given to the height and form to avoid overpowering the original structure.

The entrance area explored the use of glass to reduce the impact of the connection between the original building and the new extension, fostering a harmonious integration of the two spaces.



Fig 5.1 Initial sketch layout idea

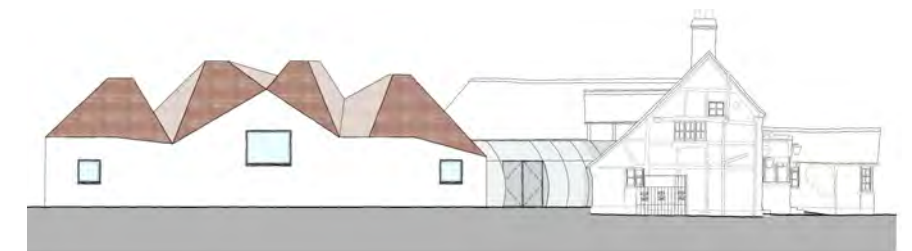


Fig 5.2 Initial roof-scape precedents and elevation ideas

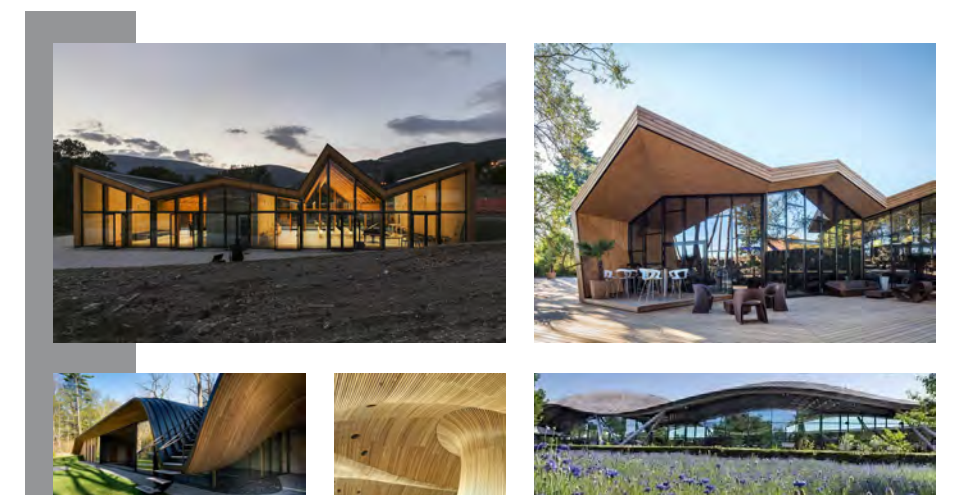


Fig 5.3 Initial roof-scape precedents

5.2 Proposals

The Swan building has already been extended various times and these proposals seek to remove the unsightly and disjointed 20th century extensions and replace them with a coherent, accessible, fit for purpose rear extension.

The existing fabric has been preserved where possible, particularly that of historic interest and new connections to this have been carefully considered.

The layout of the extension has evolved and reduced in size over the course of the project. The size of the dining area has been explored alongside the ratio of indoor to outdoor dining. Various initial plans showing the progression to the final layout are included on the following pages.

Through consultations with the local authority and many specialist consultants, the research and information uncovered regarding the existing building and surroundings have all been taken into consideration to formulate the right solution for the site and context.

A new connection between the extension and the existing building will be formed using glass walling and modern flat roofing, all to help minimise disruption to the existing structure. This will not extend further than the connections already formed by the existing rear extensions and will therefore not further harm the existing fabric at the abutment of the extension with the original listed building.

The gutter placement on the new, connecting section of flat roof minimises disruption to the 19th century pitched roof to the southern boundary, while managing rainwater effectively.

This approach integrates the modern architecture with the historical elements, ensuring that the additions complement rather than compete with the original building.

The ethos behind the mechanical design is to minimise both visual and noise disturbance from external plant by strategically locating it in inconspicuous areas, such as utilising the roof void of the south-eastern pitched roof.

5.3 Materials

The traditional materials of brick and black stained or charred timber are inspired by the historic property.

A simple red brick is suggested for the new extension to honour the existing brick walling of the existing buildings. To distinguish the new extended area, a more contemporary, long-format, red brick will be used, similar to that shown in Fig 18.

Panels of glazing will break up the length of brickwork and provide light into the restaurant area. The glazing will have panels of horizontal timber above to tie in with the rest of the design and potentially house louvres for the mechanical requirements.

Black or charred timber cladding will be used for the external pergola structure, paying homage to the existing black timbers used throughout the original building. The structure will incorporate planters to allow foliage to be grown over the pergola structure. This will create a screen for the restaurant from the entrance road and also increase the natural biodiversity of the site. The foliage will soften the exterior of the building and give interest aesthetically.

Fig 5.6 shows an initial concept elevation, based on the larger scheme submitted for pre-planning advice.



Fig 5.4 Example long format brickwork



Fig 5.5 Example of charred timber boarding

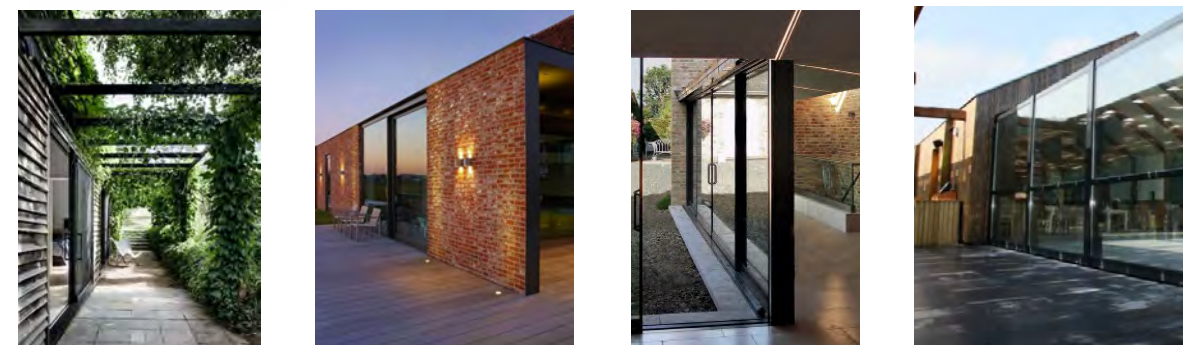


Fig 5.6 Concept elevation with precedent images



Fig 5.6 Concept layout considering retractable outdoor dining

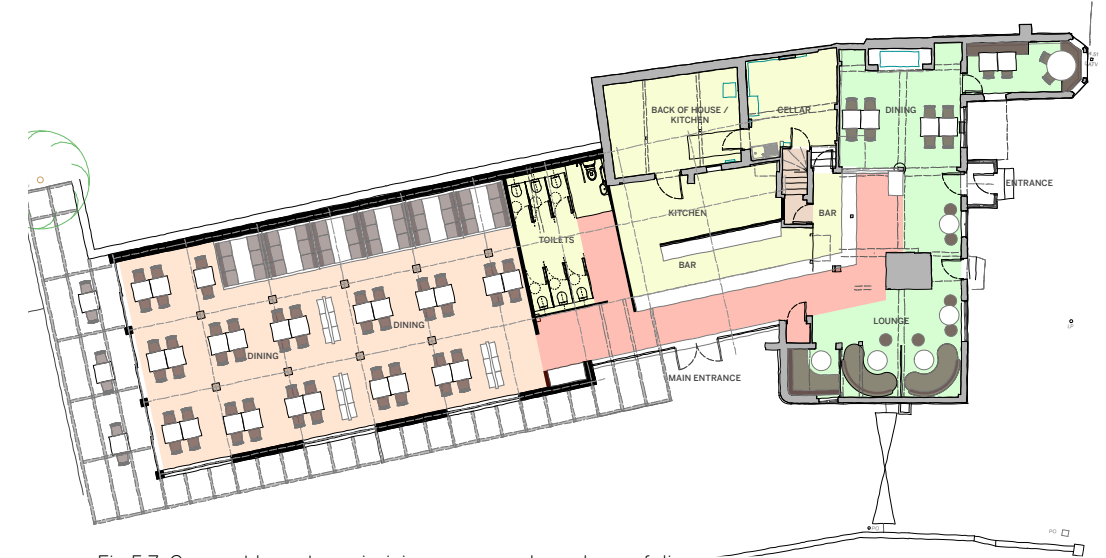


Fig 5.7 Concept layout maximising space and numbers of diners

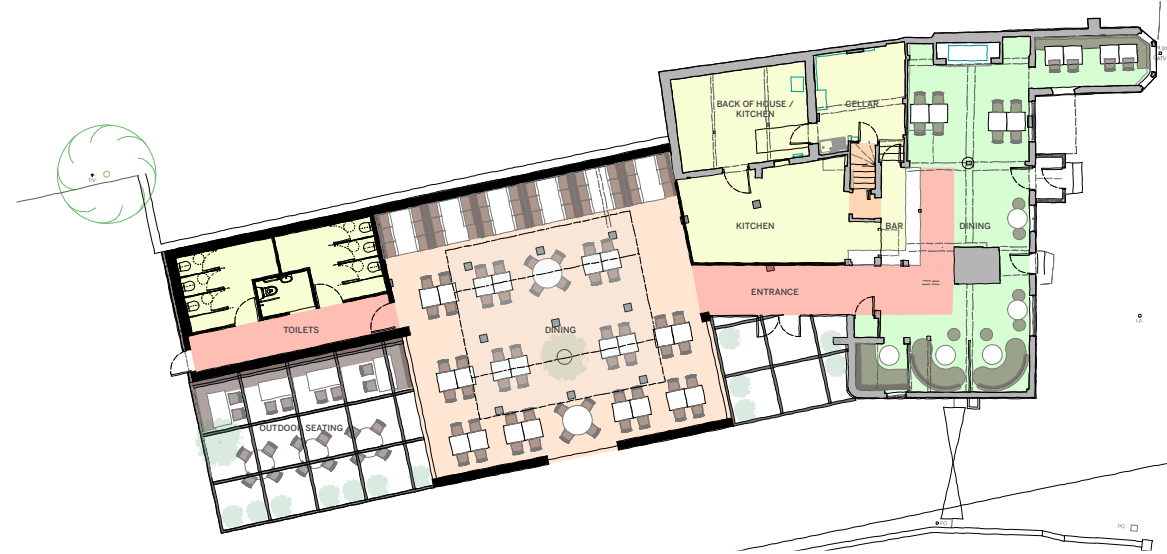


Fig 5.8 Concept layout considering the location of facilities and outdoor dining



Fig 5.9 Concept layout considering the location of facilities and entrance lounge



Fig 5.10 Concept layout agreed for the pre-planning application



Fig 5.11 Concept layout with reduction in size to 168sqm extension

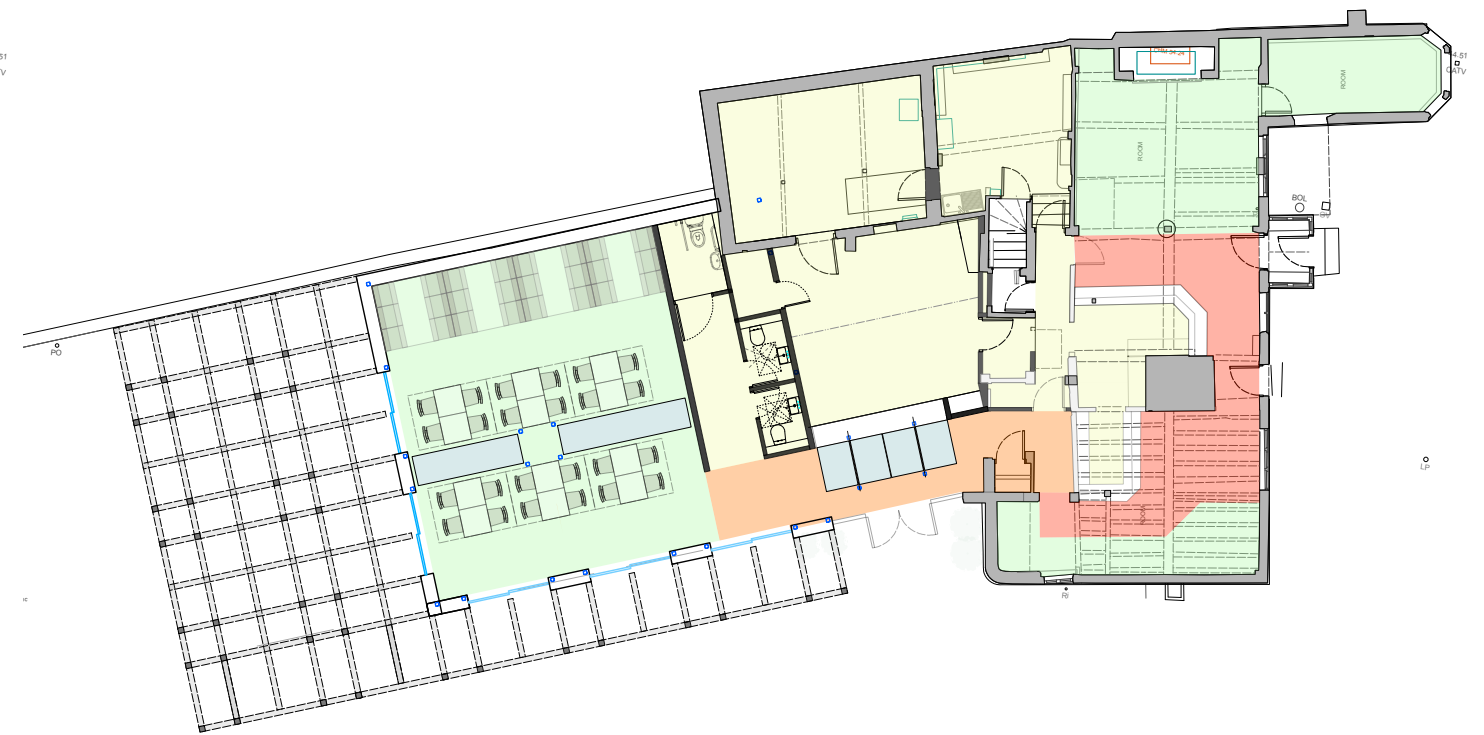


Fig 5.12 Concept layout further reduced layout with 125sqm extension

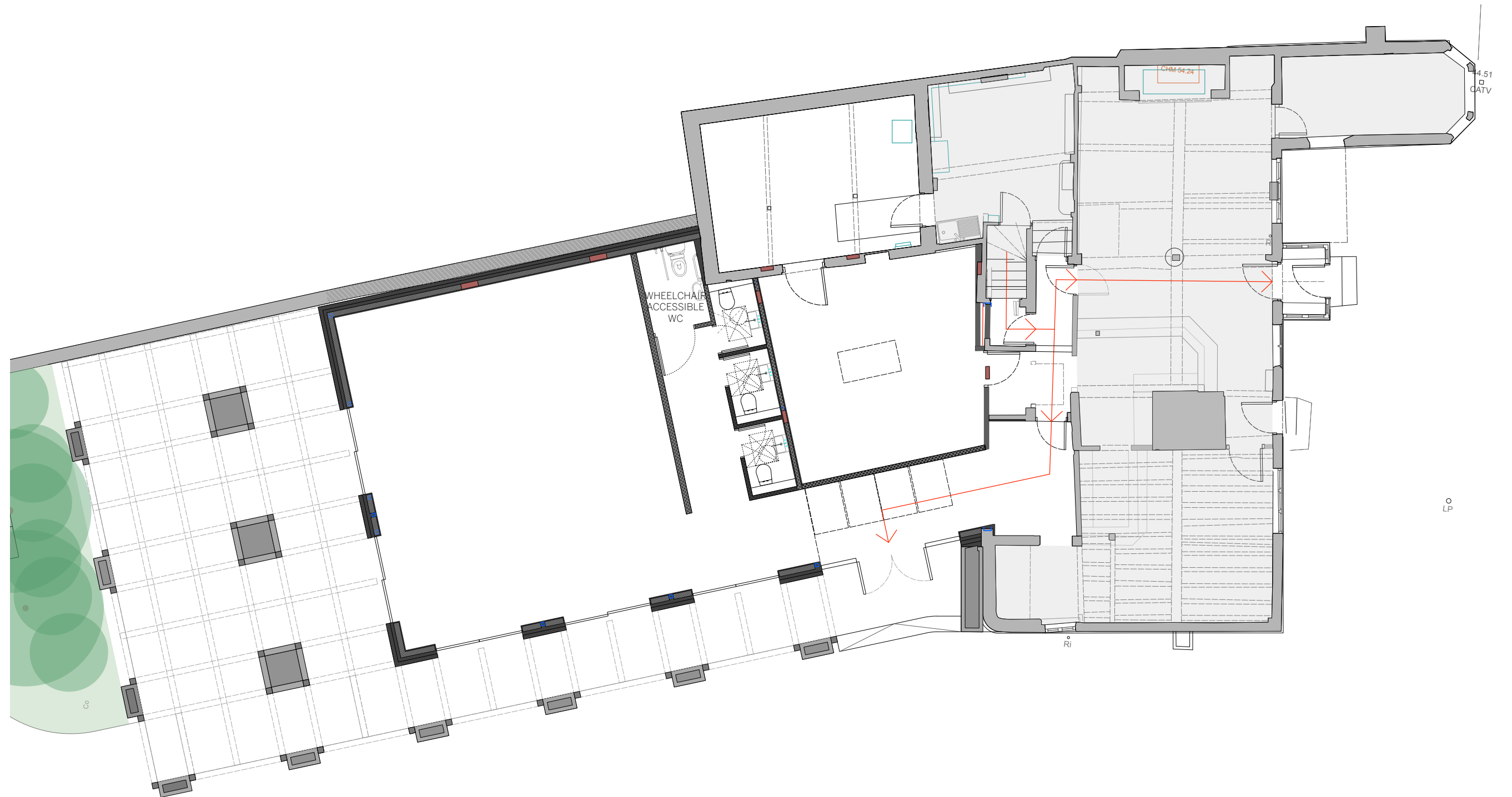


Fig 5.13 Final proposed layout