



The Swan

Design & Access Statement



Developer

Fraser’s Retail Ltd

Design Team

Architect	Tait Architects
Structural Engineer	Hockley and Dawson
Mechanical Consultant	
Civil Engineers	Lanmor Ltd
Ecologists	GS Ecology

Purpose

This document has been prepared by Tait Architects Ltd on behalf of Fraser’s Retail Ltd to accompany the planning application for the re-development of the existing public house ‘The Swan’ in Three Mile Cross.

The proposal is for an extension to the rear of the existing Grade II Listed building to cater for a new kitchen, toilet facilities and restaurant seating areas.

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Introduction

This Design and Access Statement has been prepared by Tait Architects, on behalf of Fraser's Retail Ltd, to support the Planning and Listed Building Application for the rear extension of the Grade II listed public house known as 'The Swan', located in Three Mile Cross, near Reading. The Grade II listed building, constructed in the early 1600s, has undergone various extensions over time, some of which are now in disrepair. The proposal involves the removal of the unsightly and poor-quality outbuildings at the rear, which currently accommodate a commercial kitchen, storeroom, and WC facilities. These structures will be replaced with new, high-quality facilities aimed at enhancing the building's functionality.

The proposals aim to improve the internal flow of the property, create an accessible entrance, and expand the dining area, thereby increasing the business's economic viability and accessibility to all. The design focuses on visually opening up the space and, while being sensitive to the historical fabric of the building, will distinguish between the new and existing elements through the use of high-quality, modern design.

At this stage, the design seeks to deliver a versatile shell that can be customised to meet the tenant's specific operational and aesthetic needs. While this Design and Access Statement illustrates some possible interior elements, fittings, and finishes, the ultimate fit-out of areas such as the kitchen,

seating areas, and interior décor will be finalised by the tenant.

This Design and Access Statement demonstrates how the site's constraints and context have been analysed in order to develop a design that is both exciting and viable for the location.

This document has been prepared in line with CABE (Commission for Architecture and the Built Environment) guidelines, addressing key criteria such as Use, Amount, Layout, Scale, Landscaping, Appearance, and Access. The information presented is also supported by numerous technical reports provided by specialist consultants.



Fig 1.0 Aerial view of The Swan and surroundings

1 Assessment

1.1 Site Location and Historical Context

The existing Grade II listed building, used as a public house, is situated on Basingstoke Road in Three Mile Cross. This planning application focuses on the removal of the existing dated, dilapidated extensions and outbuildings and the replacement with a single, larger, coherent extension to improve and enhance the appearance of the existing Grade II listed building.

The building was originally built as two cottages and has undergone various changes and extensions over the centuries to develop into the current building. The curtilage includes a brick garden wall built in the 1800's and various outbuildings.

The site is located in the Three Mile Cross, a village on the outskirts of Reading, in the civil parish of Shinfield.

The Swan is located within one mile of junction 11 of the M4 motorway and approximately 4 miles of Reading main train station. The Swan is set within the Three Mile Cross Special Character Area and within the Burghfield Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone. The surrounding area is a mixture of rural and suburban landscape. The village has some history dating back to the 1700's and was used as the main route to travel from London and the Thames Valley area towards Odiham and Portsmouth.

A Heritage Statement and Impact Assessment have been prepared and submitted in support of this Planning Application. This explores the history and significance of the building in it's local proximity in further detail.

The Swan is located directly adjacent to the main Basingstoke Road and is a very visible part of the street scene. The Swan frontage can be seen in many photographs of Three Mile Cross, representing an important part of the village centre. Several neighbouring properties are also Listed and add to the historic landscape of the village.

1.2 Social

As the proposed works are to the rear of the existing property the view from the road will be limited. What limited area would be seen would be a vast improvement on the current views however. The dilapidated outbuildings and old, unused kennels and artefacts in the car park area are partially visible from the road in the properties current condition. The improvement to these will create a far more appealing partial view from the road way.

1.3 Economic

The proposed scheme enables the current owner, Fraser's Retail Ltd, to establish a more economically viable business by introducing a new restaurant dining area and upgraded facilities. This will not only enhance the amenities available to the wider community but also generate economic opportunities for surrounding local businesses. The restaurant will feature improved access for individuals of all abilities, and with the expanded dining space, it will accommodate a larger number of customers. This, in turn, is expected to attract more visitors to the area, who may seek additional services such as fuel or supplies before or after their visit.

1.4 Planning Policy

The Swan is affected by the following policies and constraints:

Grade II Listed Building

List entry number 1312956 Date: 28.04.1987

Local Plan:

Basingstoke Road Green Route MDD Policy CC03
Three Mile Cross Special Character Area MDD Policy TB26
Scale and location of development proposals MDD Policy CC01
Retail Centres MDD TB17

Major Nuclear sites:

AWE Burghfield DEPZ

Environment:

Potentially Contaminated Land Consultation Zone
Landscape Character Assessment MDD Policy TB21

Environment Agency Groundwater Zone 2
Basingstoke Road Risk of flooding from surface water
(1 in 1000 year risk extent) MDD CC09
Bat Roost Habitat Suitability Model
Great Crested Newt Suitability Zone - Amber



Fig 1.1 The Swan boundary

Fig 1.2 Listed Buildings near The Swan

2 Involvement - Site and Context

2.1 Pre-application consultation

A pre-application consultation with Wokingham Borough Council took place at the end of 2023. The council's response outlined numerous items that have been considered and revised in the proposed plans submitted.

It was suggested the size and scale of the development was too large. Concern was raised regarding the height of the extension and connection to the existing building, with particular note to the curved north east corner.

It was noted the increase in number of diners and therefore staff numbers could adversely affect the safety requirements of the DEPZ.

The amount of parking required for the size of extension would also need to be carefully considered in line with government guidelines.

An investigation and analysis of the existing historical fabric of the building was requested.

2.2 Historical consultation

A Heritage Statement and Impact Assessment has been prepared and is included in support of the submission. The document outlines the history of the building and any areas of particular consideration, repair or preservation required as part of the works.

2.3 Structural Overview

Hockley and Dawson Consulting Engineers who are specialists in the sensitive repair and conservation of historic buildings, were commissioned in July 2024 to undertake a Condition Survey of the existing fabric of the building and curtilage. Their report is included in support of the works, with a brief outline included in this report.

Hockley and Dawson were also commissioned to produce the outline structural design for the scheme. This is also submitted as part of the planning application. Hockley and Dawson's structural design has informed and been incorporated into the proposals as part of the proposed design.

2.4 Arboricultural

Tamla Trees arborists were commissioned to undertake a tree survey in April 2024 and an Arboricultural Report was produced which is also included in this submission. The report indicated an overall low risk if all recommendations are adhered to and noted any trees for removal are Category C trees.

2.5 Ecology

Further consultations have taken place with GS Ecology who have produced an Ecological Habitat Phase 1 report, Bat roost Assessment and Biodiversity Gain Calculation, all included with this submission.

The assessment states that there are no statutory sites of significance, conservation or areas of woodland within a 1km radius of the site.

The habitats within the site are not 'Priority Habitats' removing the need for any Priority Habitat related constraints.

Great crested newts or other protected species are highly unlikely to be affected by the works.

GS Ecology outlined precautions to be adhered to by the contractor in order to protect any nesting birds.

Although the original areas of the building have a 'high' potential to host a bat roost, the proposals will only have a minimal impact on the existing roofs. It was therefore agreed with Wokingham Council's Ecologist that three dusk surveys were unnecessary at this time. GS Ecology have outlined a non licensed method statement, to be adhered to by the contractor for works affecting the roof, to protect any potential bat roosts.

The Biodiversity Gain Report shows the proposals will equate to a small loss overall. GS Ecology have advised that as the site is considered to be vegetated garden habitat, it will not be possible to increase this. In order to achieve a 10% gain, a 0.16 A-HU will therefore need to be purchased from an offset provider.

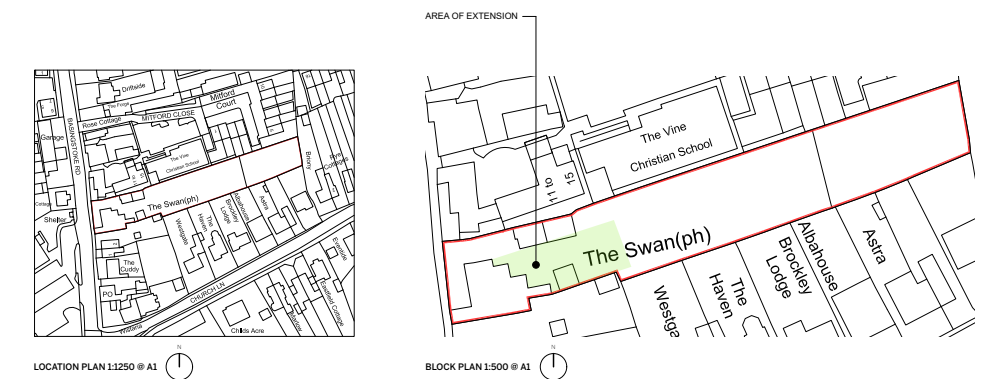


Fig 2.1 Location and site plans for pre-planning application advice

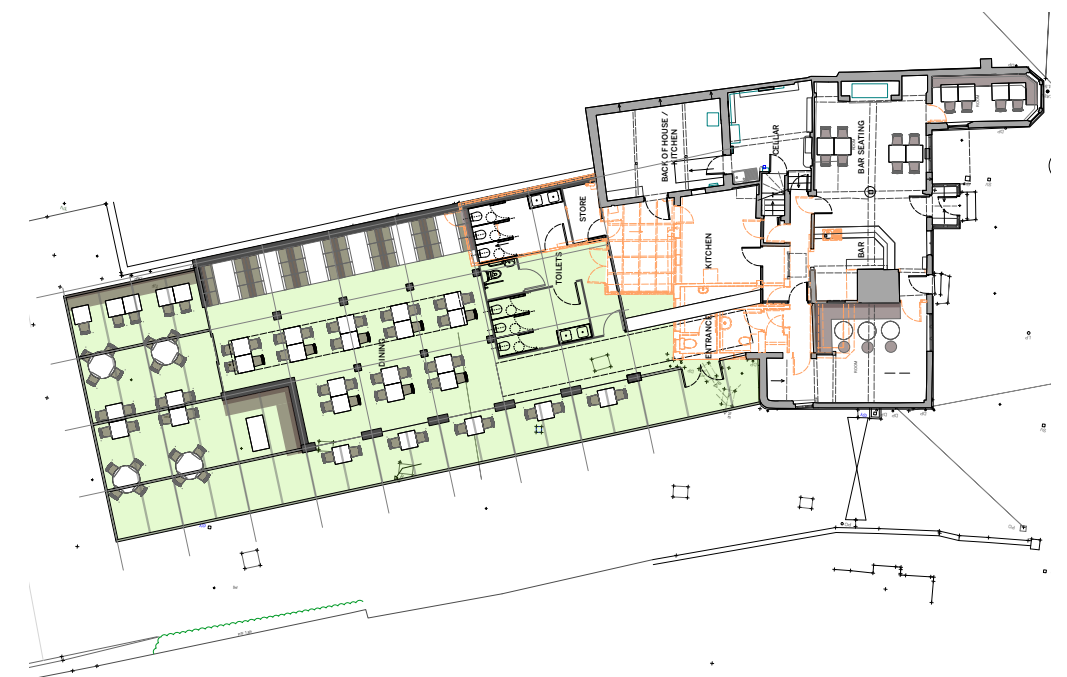


Fig 2.2 Proposal submitted for Pre-Planning Application advice

2.6 Drainage

Drain and Able drainage specialists undertook a drainage condition survey in June 2024 to determine the requirements for the existing and new proposals. This showed two blocked drains that were inaccessible and required clearing. A second CCTV survey was commissioned for these two drains following clearance of the drains, in October 2024.

The findings of the CCTV report informed a strategy report undertaken by Lanmor Consulting Civil Engineers. Lanmor’s strategy report outlines the design for the below-ground drainage, ensuring that all drainage aspects are carefully considered and integrated into the overall design strategy.

2.7 Contaminated Land

The land on which The Swan is located is categorized as Potentially Contaminated Land and falls within Groundwater Consultation Zone 2. A desktop study was conducted by Earth Environmental, which identified the site as having a low risk of contamination. As a result, no further investigations were recommended.

2.8 Safety

An asbestos survey and report have been undertaken, revealing minimal asbestos. The asbestos found is noted as low risk and limited to the WC cisterns. No further asbestos was identified. However, any asbestos affected by the works will be removed by experienced professionals prior to the commencement of the works.

2.9 Noise Assessment

NOVA Acoustics were commissioned in August 2024 to undertake a noise assessment of the site. This outlines the evaluation of current and future noise levels for the property operating as a restaurant, with outdoor seating.

The assessment measured the noise caused by the current use of the property, which includes outdoor seating, and concluded that the new extension proposals would not significantly alter the existing noise levels experienced by neighbouring properties.

The extension’s design, particularly with the doors closed, is expected to contain most of the noise within the building, minimizing the impact on external surroundings.

The operator already conducts hourly external noise level checks and collaborates with the local council to ensure compliance with noise regulations.

It is noted in the report that the glass doors to the restaurant should be closed after 9 pm and customers seated outside should be moved inside if they are noisy after 11 pm. These measures will help ensure no additional harm is caused to the current noise environment.

Any proposed plant equipment will be housed in the pitched roof of the extension, and acoustic treatments will be considered, if necessary, to mitigate any potential plant noise disturbance.

In conclusion, as long as existing noise management practices are maintained and the proposed measures are implemented, the extension is not expected to significantly impact the noise levels.

Description	Octave Frequency Band (Hz, dB)							Overall (dBA)
	63	125	250	500	1k	2k	4k	
Doors Open Assessment								
Breakout Specific Sound Level at NSR3 (first floor window, L_{eq})	40	48	53	54	54	54	49	60
Background Sound Level $L_{90,T}$ (MP1: 19:00 – 21:00 hours)	49	48	49	53	50	44	36	55
Exceedance of $L_{90,T}$	-9	-1	+4	+1	+4	+10	+13	+5
Doors Closed Assessment - Evening								
Breakout Specific Sound Level at NSR3 (first floor window, L_{eq})	28	37	40	38	34	34	28	41
Background Sound Level $L_{90,T}$ (MP1: 21:00 – 23:00)	53	50	49	50	49	43	35	52
Exceedance of $L_{90,T}$	-25	-21	-16	-21	-21	-23	-28	-16
Doors Closed Assessment – Night-time								
Breakout Specific Sound Level at NSR3 (first floor window, L_{eq})	28	37	40	38	34	34	28	41
Background Sound Level $L_{90,T}$ (MP1: 23:00 – 01:00)	43	43	43	39	39	32	20	42
Exceedance of $L_{90,T}$	-15	-7	-3	-1	-5	+2	+8	-1

Fig 2.5 Noise breakout assessment



Fig 2.3 Noise assessment model showing likely noise breakout with restaurant doors open

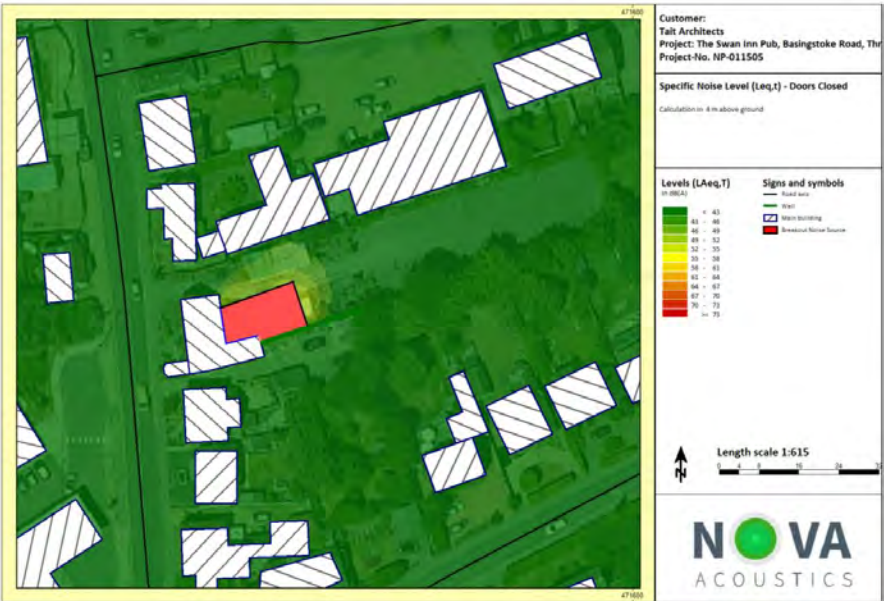


Fig 2.4 Noise assessment model showing likely noise breakout with restaurant doors closed

3 Involvement - Structural Overview

2.8 Existing building and Structural Condition

The building comprises of the original cottage which is of older construction. The original building has been extended to the front and rear over the centuries with more modern construction, particularly to the rear.

A preliminary report has been commissioned by Hockley and Dawson who undertook a structural analysis of the building's structural condition. This noted the existing building is generally in good condition, however there are a couple of areas that require repairs.

The main pitched gable roof has been well maintained and although some sagging is noticeable this is expected for the age of the property. There are no missing or broken tiles visible. The 18th Century pitched roof at the front of the property does have a few slipped, missing and broken tiles which are recommended to be replaced. Otherwise the pitched, hipped roof and more modern additions to the rear all appear in good condition.

The walls of the original building are of solid brick construction, approximately 250mm deep, while the newer extensions to the rear are of cavity brickwork.

Internal walls are generally timber framed, some with brick infills. The ceilings are lath and plaster. At first floor level one of the trusses has been replaced with a more modern feature to create more room however this has not caused any issues

It is assumed the original ground floor has been replaced with solid concrete and the first floor is timber.

It is noted the brickwork has been re-pointed using sand and cement mortar instead of lime mortar causing spalling, however this would be difficult to rectify and potentially cause more damage so no action is recommended.

There is a small crack in the gable wall which is recommended to be stitch repaired with helifix ties.

The southern boundary garden wall, dated 1823, is leaning beyond the middle third towards the neighbouring property, indicating it is unsalvageable and will eventually collapse. Replacement will therefore be required, matching the existing design and undertaken in accordance with the structural engineer's advice.



Fig 3.1 More modern rear extensions with flat roofs



Fig 3.2 More modern rear extensions with flat roofs



Fig 3.3 Garden wall leaning past the middle third



Fig 3.4 Garden wall brickwork in poor condition



Fig 3.5 18th Century pitched roof with broken tiles



Fig 3.6 Brickwork gable with small crack and brickwork with cement mortar



Fig 3.7 Internal wall example

4 Involvement

4.1 Planning Parameters

The design has been thoroughly informed through consultation with multiple parties, culminating in a comprehensive understanding of the existing building, site, and development constraints.

Following the pre-planning application process, the proposals have been carefully reconsidered, resulting in a significant reduction in the extension's size. This reduces the scale and visibility of the extension from the road, while also improving the sightline from the neighbouring boundary and eliminating any junction with the curved wall of the existing building, as highlighted in the report.

Reducing the extension's footprint has also limited the number of additional indoor diners to around 48 from the original 70, which in turn reduces parking requirements, staffing needs, and ultimately enhances user safety in relation to the AWE DEPZ (Detailed Emergency Planning Zone).

The submission includes the existing and proposed parking layouts, detailing vehicle path analysis and provisions for cycle parking. A swept path analysis conducted by Lanmor Consulting Civil Engineers confirms that a bin lorry would be able to access the site and collect refuse from appropriately located bin enclosures, demonstrating the feasibility of the proposed parking layout and waste disposal plan.

Three new wheelchair-accessible parking spaces are proposed close to the restaurant, along with provisions for cycle storage and powered two-wheeled vehicles, all in line with local planning and design guidelines.

The Heritage and Impact Statement provided valuable insights into the building's historical significance and its longstanding role within the community. In respect to the existing structure, no works are proposed for the frontage on Basingstoke Road. All modifications will be focused on the rear (east) side of the building, which is largely obscured from view. Where visible, the new extension will replace dilapidated structures and storage buildings with a coherent, simple design, incorporating a trellis with planting to enhance the natural appearance and increase biodiversity.

The design process, supported by input from various specialist reports, has helped identify the most historically significant elements of the building and determined how to connect the new extension with minimal disruption. The affected area will be limited to that already impacted by previous modern flat-roof extensions, thereby not only preserving but improving the overall appearance of the site by replacing unsightly structures. Structural support will be provided as recommended by the structural engineers.

For safety reasons, the southeastern boundary wall will be replaced as per recommendations. The new extension will be sensitively integrated with this wall, with foundations and construction carefully designed in consultation with the structural engineers.

The drainage strategy, developed in accordance with policies CC09 Flood Risk and CC10 Sustainable Drainage, demonstrates that the proposals will not increase surface water flood risk and may even improve the site's drainage conditions. The strategy ensures that surface runoff will be attenuated for up to a 1-in-100-year event, with an additional 40% capacity, as per policy. An attenuation tank is proposed to manage surface water drainage, as soakaways are unsuitable due to the high water table.



Fig 4.2 Proposed drainage strategy plan by Lanmor Consultant Engineers

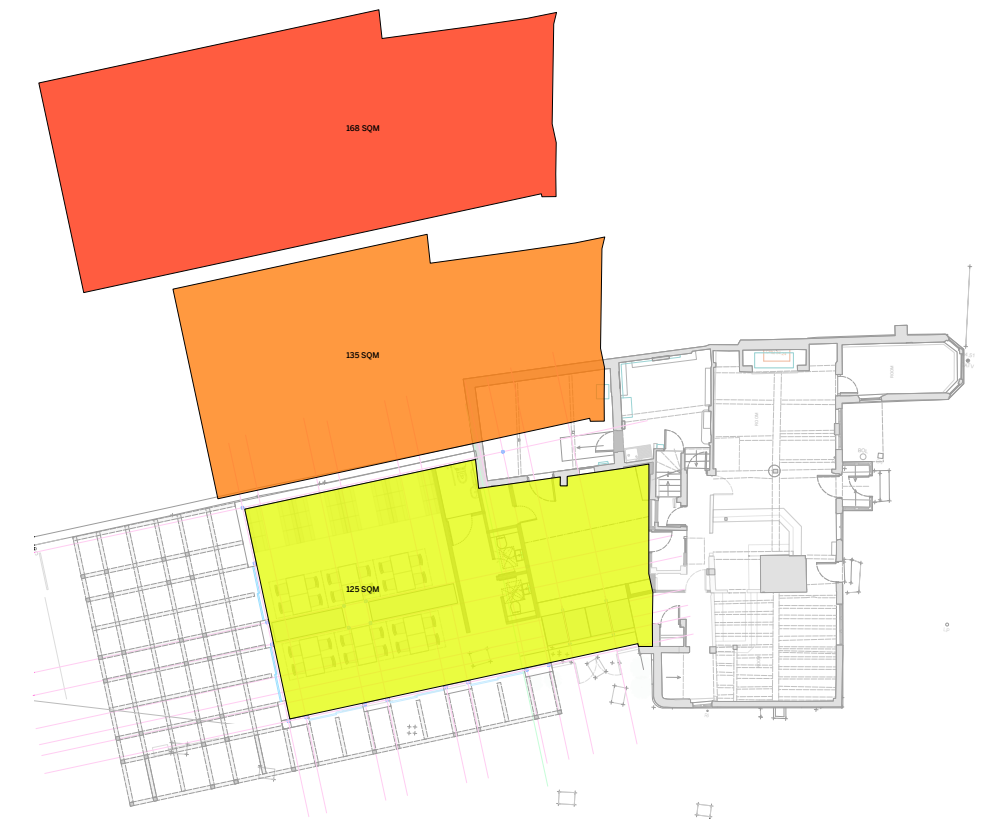


Fig 4.1 Drawing showing the progression of the reduction of the proposed restaurant areas



Fig 4.3 Proposed structural design by Hockley and Dawson structural engineers