



Redevelopment of former public house into 2no. retail units (Use Class E(a) & E(b)) and 7no. (Use Class C3) residential units with redevelopment of parking, landscaping, and other associated infrastructure.

Former Cocked Hat, Ferry Rd, Scunthorpe DN15 8LQ

3610 - Design & Access Statement – P1



1.0 Introduction

Redevelopment of former public house into 2no. retail units (use class E(a) & E(b)) and 7no. residential units (use class C3) with redevelopment of parking, landscaping, and other associated infrastructure.

1.1 Introduction

1.1.1 This Design and Access Statement is submitted on behalf of Shireland Inn LTD.

1.1.2 This document accompanies other supporting drawings and documents in support of the full redevelopment of the former Cocked Hat public house into 2no. retail units (use class E(a) & E(b)) and 7no. residential apartments (use class C3), alongside the redevelopment of hardstanding areas, landscaping, and other associated infrastructure, including electric vehicle charging bays.

1.1.3 This document aims to communicate the design process of the proposal, setting out the various design principles that will include: site, access, use, amount, layout, appearance, landscape and sustainability.

1.1.4 The proposal is for the development of 2no. separate retail units on the ground floor to serve the local area, as well as 7no. Residential units on the first floor. Externally, a delivery bay and 28no. car parking spaces are proposed. This development has a total gross external area of 879m² / 9,461ft²



2.0 Site

Redevelopment of former public house into 2no. retail units (use class E(a) & E(b)) and 7no. residential units (use class C3) with redevelopment of parking, landscaping, and other associated infrastructure.

2.1 Site Location & Access

2.1.1 The application site area comprises 0.21 Hectares (0.54 ac) within land currently occupied by the former Cocked Hat public house, comprising of a two-storey building and its associated car park, located on Ferry Road, Scunthorpe.

2.1.2 The site is situated to the north of Scunthorpe, approximately 1.6km from Scunthorpe General Hospital. The site is situated within a predominately residential area, however there is the Foxhills Social Club and associated pitches directly adjacent the site to the west, Oasis Community space and library on the opposite side of Ferry Road to the south, and Outwood Academy school on the opposite side of Foxhills Road to the further north-east.

2.1.3 Vehicular access to the site will be as existing, from Ferry Road to the southern corner of the site and Foxhills Road to the north east corner.

2.1.4 Pedestrian and cycle access will be served by formalising a new existing pedestrian access point; creating level access from the public footpath running parallel to the east of the site, leading to a ramp and staircase to the entrance doors of the proposed retail and residential units.

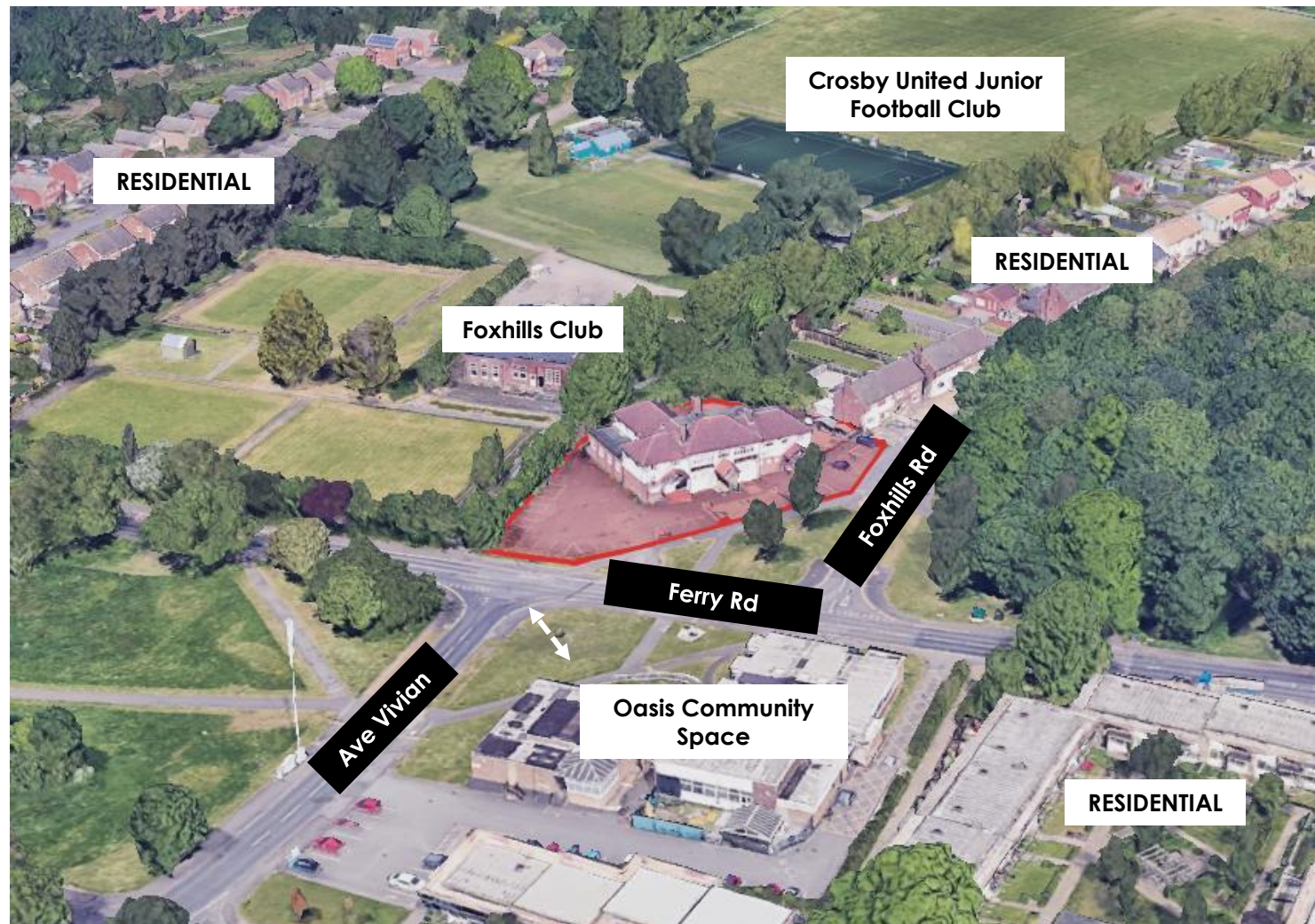


Fig 1: Aerial view of the proposed development site

2.2 Site Context

2.2.1 The application site is currently vacant, formerly operated as a public house.

2.2.2 Within the area there are numerous drinking establishments, with the Foxhills social club is immediately to the west of the site. There are also the following pubs/social clubs: 'The Ashdown' c. 230 metres to the south east, 'The Warren Lodge' c700 metres to the west, 'The Royal Pub' c900 m to the south. In addition, Scunthorpe town centre which offers a range of drinking establishments, is only some 1.4Km to the south west of the site.

2.2.3 The site is located within Flood Zone 1 with a low probability of flooding from rivers and the sea (as defined on Gov.uk Flood map for planning). The site itself does not have any long-term risk of surface water flooding (as defined by Gov.uk check for long term flood risk online service).

2.2.4 The nearest access to a railway connection is Scunthorpe station to the South-East (2.4 km).

2.2.5 Numerous bus stops are available surrounding the site, with the nearest being: one directly to the south-west on Ferry Rd heading west bound and one on the opposing side of the road to the west heading east bound. Also, one directly north on Foxhills Rd and one to the south beside the Community Space on Ave Vlivian.

2.2.6 The site is not located within a Conservation Area, and it does not contain any TPO trees or listed structures.



Fig 2: Aerial view of the proposed development site



3.0 Planning History

Redevelopment of former public house into 2no. retail units (use class E(a) & E(b)) and 7no. residential units (use class C3) with redevelopment of parking, landscaping, and other associated infrastructure.

3.1 Planning History

3.1.1 The site has a history of minor applications dating back to the 1980's, the majority of these applications are for signage consents or minor works.

The most significant approval upon the site was in 2020 (PA/2019/1907) for a proposed altering to the layout of the car park and the external appearance of the building, as well as the installation of new fencing and gates. Details on the conditions for approval can be found on the Decision Notice.

3.2 Key Planning Policies

3.2.1 The proposal seeks to align with the following planning policy documents:

- National Planning Policy Framework (NPPF) (July 2021)
- North Lincolnshire Local Plan 2020 -2038 - October 2021



4.0 Design

Redevelopment of former public house into 2no. retail units (use class E(a) & E(b)) and 7no. residential units (use class C3) with redevelopment of parking, landscaping, and other associated infrastructure.

4.0 Design

4.1 Use

4.1.1 The proposal is for the redevelopment of the existing former public house into retail units (use class E(a) & E(b)) and residential apartments at the first floor level (use class C3), together with access, parking, landscaping and other associated infrastructure.

4.1.2 The proposal is for the retention of the existing building, with alterations to the frontage; to provide high quality and attractive shopfronts, as well as formalised access points for residential occupiers.

4.2 Amount

4.2.1 The total proposed gross areas of the building are as follows:

GROSS EXTERNAL AREA (GF & FF): 879m² / 9,461ft²

GROUND FLOOR (GIA)

UNIT A TRADING 234m² / 2,518ft²

UNIT A B.O.H. 139m² / 1,496ft²

UNIT B 69m² / 743ft²

FIRST FLOOR (GIA)

APARTMENT 1 45m² / 484ft²

APARTMENT 5 61m² / 656ft²

APARTMENT 2 44m² / 474ft²

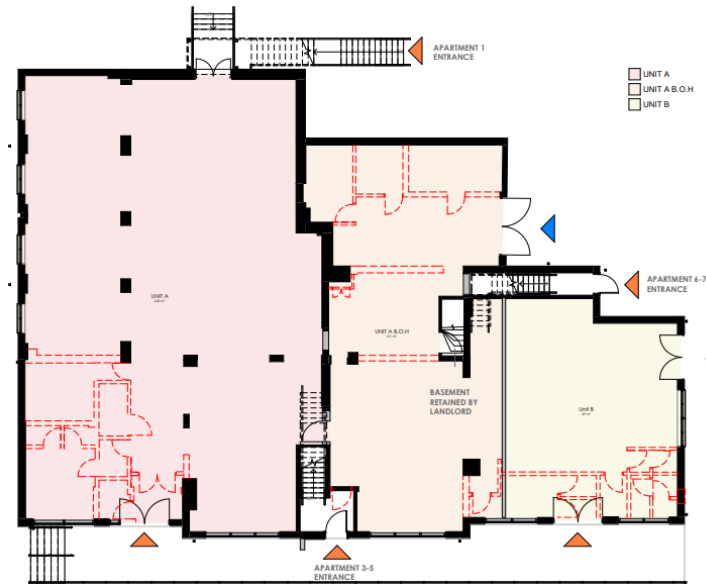
APARTMENT 6 40m² / 431ft²

APARTMENT 3 37m² / 398ft²

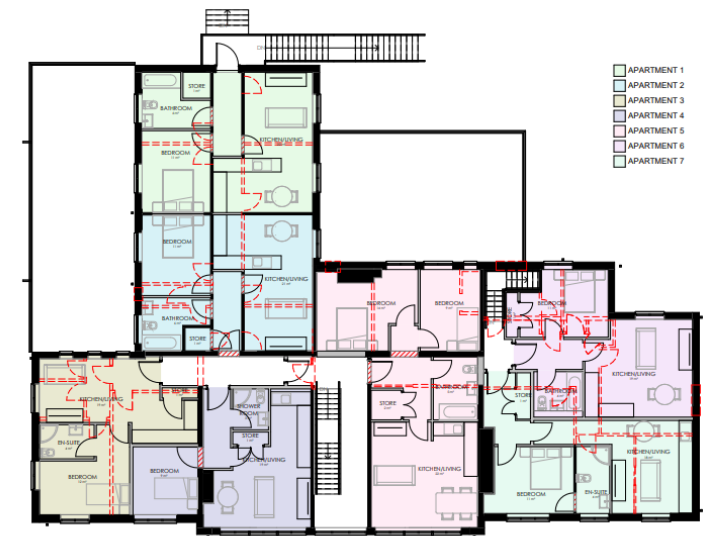
APARTMENT 7 40m² / 431ft²

APARTMENT 4 39m² / 420ft²

Fig 3:
GA Plans



Proposed Ground Floor Plan
NTS



Proposed First Floor Plan
NTS

4.0 Design

4.3 Layout

4.3.1 The existing site is formerly used as a public house, with an already established building present upon the site, vehicular site access (used by HGV's), as well as areas of car parking, hardstanding and landscaping. To mitigate the impact of the development, the proposal aims to make use of the existing building and site features, to not remove the prominent corner plots' presence within the surrounding residential area. Therefore, the majority of these areas are to be re-used, with improvements for accessibility; such as the level platform to frontage, with ramps and stairs to gain access to this level from the lower car park. As well as this, car parking areas are re-organised to allow for larger car parking bays, and more suitable tracking for modern day vehicles.

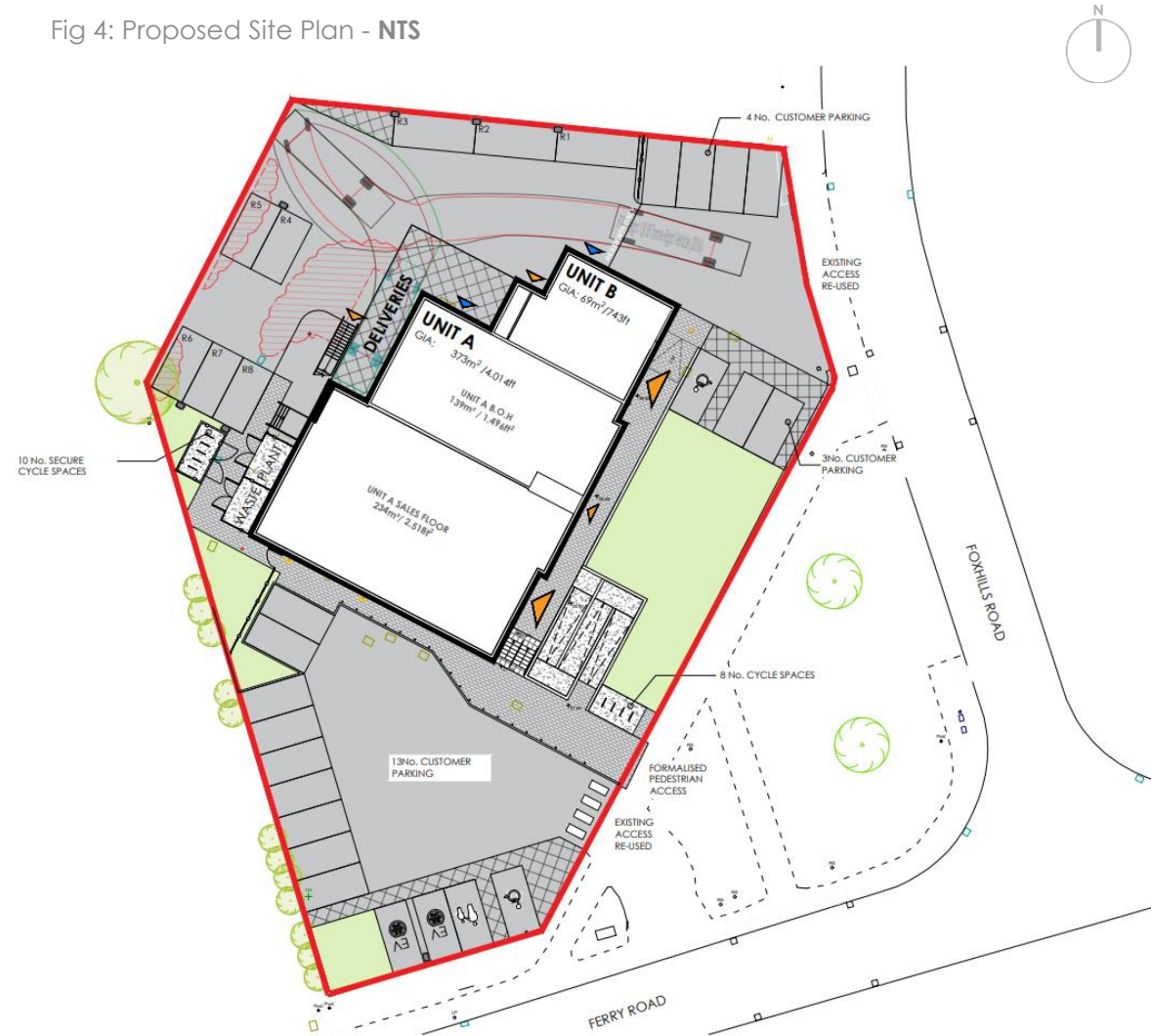
4.3.2 The proposal has been designed to utilise the existing access points and approach to the site, with the introduction of alterations to the frontage to provide a high quality principal elevation, which is visible directly from the road junction and the wider public realm.

4.3.3 The site is designed to accommodate a 10m long HGV for deliveries.

4.3.4 Cycle parking is introduced beside the new formalised pedestrian access off Ferry Road. Additionally, a secure cycle shelter situated is west of the building providing safe parking for staff and residents.

4.3.5 To accommodate and encourage the transition to EV's, the site proposes 2No EV charging bays, which will be available for use by the public. All residential parking bays will also be installed with EV chargers.

Fig 4: Proposed Site Plan - NTS



4.0 Design

4.4 Scale

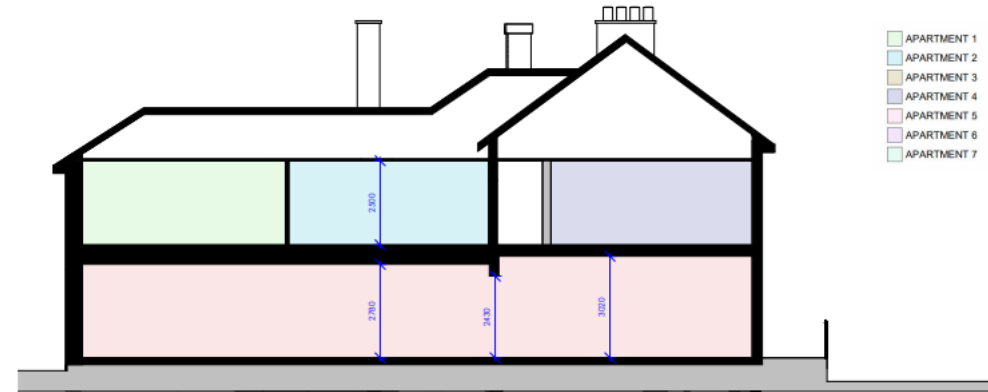
4.4.1 The proposed redevelopment repurposes the existing building as efficiently and sustainably as possible, by making use of the existing footprint and building envelope to enable new uses which will serve the community needs day to day as well as delivering 7no. residential units.

4.4.2 Internally, the building will be partially retained, where in places it will be stripped back to structure, followed by the introduction of new walls dividing existing spaces into the separate retail units at ground floor and residential units at first floor.

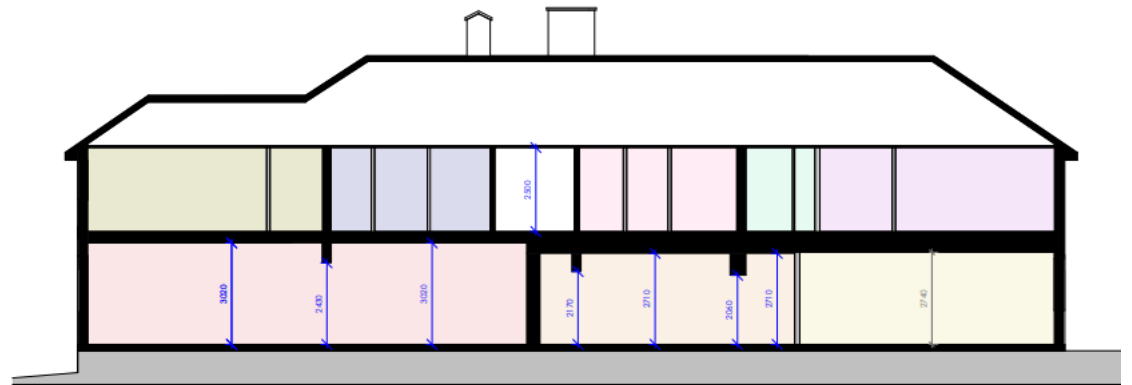
4.5 Landscaping

4.5.1 There are existing landscape buffers consisting mainly of pollard trees and shrubs to the west of the plot, which are retained and improved as part of the proposal.

4.5.2 To the east, an existing area of hardstanding, formerly used as a beer garden will become landscaping, improving the visual appearance of the development upon the public realm, creating an extension to the landscaped corner to Ferry Rd and Foxhills Rd.



SECTION AA



SECTION BB

Fig 5: Proposed GA Sections- NTS

4.0 Design

4.6 Appearance

4.6.1 The appearance of the proposal seeks to retain the character of the existing building within the surrounding area, ensuring it remains as a recognisable local community landmark by retaining much of the original features, whilst sensitively enhancing its appearance to the frontage through the introduction of mindful alterations to the east elevation, creating high quality shopfronts which are prominent from the public realm.

This new façade mostly retains the existing materials and form, however, also introduces large areas of shopfront glazing and feature cladding. The design aims to give the former pub a contemporary appearance to the ground floor level, using contrasting anthracite cladding and anthracite framed shopfront glazing against the original white render and brick masonry.

New shopfronts are introduced to create a clear, welcoming, and high-quality approach to the building. These frontages are clearly defined to support wayfinding by large format glazing to low level and horizontal metal cladding at high level, creating signage zones.

To the north elevation, 2no existing windows are to be blocked up, to remove overlook to the neighbouring residential properties.

Fig6: Proposed Elevations - NTS



Proposed East Elevation



Proposed South Elevation



Proposed West Elevation



Proposed North Elevation

Note: Further description of specification of elevations can be found on accompanying submission documents

4.0 Design

SHIRELAND INN LTD

3610 - Former Cocked Hat, Ferryn Rd,
Scunthorpe DN15 8LQ



Fig 7:
Proposed
Visualisation



5.0 Sustainability

Redevelopment of former public house into 2no. retail units (use class E(a) & E(b)) and 7no. residential units (use class C3) with redevelopment of parking, landscaping, and other associated infrastructure.

5.0 Sustainability

5.1 Sustainability

5.1.1 The proposal will include numerous qualities; though not an exhaustive list, measures to be implemented include:

- a. The proposal seeks to retain an existing building, making best use of the building's embodied carbon, aiming to redevelop the site in a more sustainable way.
- b. Energy-efficient installations throughout – this includes high-efficiency lighting, space and water heating, as well as intelligent controls for all such systems to manage and minimise energy usage and energy loss throughout the building's lifecycle.
- c. High-specification materials and improvements are to be selected for the building envelope, so that high performance thermal and air-tightness is achieved, thereby ensuring minimal energy loss through the building fabric and further reducing the carbon footprint.
- d. The provision of 2No. electric vehicle charging spaces, to be operated by a nationwide EV charging operator and available for use by the public, encouraging the transition to electric vehicles. All residential parking bays will also be installed with EV chargers.



6.0 Summary

Redevelopment of former public house into 2no. retail units (use class E(a) & E(b)) and 7no. residential units (use class C3) with redevelopment of parking, landscaping, and other associated infrastructure.

6.0 Summary

6.1 Summary

6.1.1 The application is for the redevelopment of the former Cocked Hat public house into 2no. retail units (use class E(a) & E(b)), and 7no. residential apartments (use class C3), alongside the redevelopment of hardstanding areas, landscaping, and other associated infrastructure. The proposal seeks the conservation and enhancement of local character and distinctiveness while also facilitating additional housing and employment opportunities.

6.1.2 The proposal is brought forwards with future retail occupiers engaged, meaning the proposal will not entirely be subject to any speculative use or commercial marketing, whilst also showing strong market demand in the area for the proposed use.

6.1.3 The proposal is designed with minimal change to the existing building's envelope, making best use of the building's embodied carbon, aiming to redevelop the site in a more sustainable way.

6.1.4 The proposal is considered to have minimal impact on the surrounding area by making use of a vacant building formerly used as a public house, which has a history of disturbances. The proposal offers new residence and retail opportunities, which is considered a community benefit to the residential areas nearby.

6.1.5 To conclude, the proposed scheme is considered appropriate for the site, has minor alterations to the existing building and site, makes use of an existing vacant commercial building, and creates more retail opportunities for the surrounding residential area; therefore, should be supported by the local authority.

