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Design and Access Statement

Additional information

Rose & Crown
57 East Street
Warminster
BA12 9BZ

Internal and external alterations to the existing public house comprising refurbishment of the ground floor trading areas, reconfiguration of the first floor to provide three visitor accommodation units, erection of two timber pergolas with polycarbonate roof coverings, replacement external staircase and access walkway, new timber fencing, external seating, enclosed bin store, associated landscaping and ancillary works.

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1. Introduction

This Design and Access Statement has been prepared in support of a planning application for alterations to the Rose & Crown Public House, 57 East Street, Warminster, BA12 9BZ.

The application seeks planning permission for a series of sympathetic internal and external alterations designed to modernise the existing public house, improve the quality of customer facilities, provide enhanced visitor accommodation and secure the long-term viability of the premises.

The property is not a Listed Building but is situated within the Warminster, Boreham Road Conservation Area. Consequently, the design approach has sought to preserve and enhance the character and appearance of the Conservation Area through the careful selection of materials, retention of significant architectural features and sensitive alterations that respect the historic setting.

2. Site Context

The Rose & Crown occupies a prominent position on East Street within the established urban fabric of Warminster. The building has long operated as a public house with ancillary accommodation and external customer seating areas.

The surrounding Conservation Area comprises a varied collection of historic commercial and residential buildings displaying a broad range of architectural styles, traditional materials and historic detailing. Whilst the site has evolved over time, it continues to contribute positively to the character of the area through its continued public use.

The existing rear courtyard has developed in an ad hoc manner with a mixture of structures, external staircases and landscaping features that have reduced the efficiency and appearance of the outdoor space. Likewise, sections of the internal layout no longer meet modern operational requirements and provide inefficient use of the available floor area.

The proposal seeks to rationalise these spaces whilst maintaining the building's established role within the town centre.

3. Design Principles

The overarching design objective has been to improve the functionality, appearance and commercial sustainability of the premises whilst respecting the historic character of the building and its Conservation Area setting. The proposals have been guided by the following principles:

- Retain and reuse significant existing architectural features wherever practicable.
- Improve the quality and appearance of customer areas.
- Rationalise the existing internal layout.
- Increase visitor accommodation through the efficient reuse of existing floor space.
- Improve accessibility and means of escape.
- Enhance the appearance and usability of the external courtyard.
- Utilise traditional and complementary materials throughout.

The overall design adopts a restrained approach that complements the existing building rather than competing with it.

4. Proposed Internal Alterations

4.1 Ground Floor

The proposed alterations seek to modernise the existing public house whilst retaining its traditional character.

Works include the removal of the existing bar servery and back bar, which will be replaced with a new timber bar incorporating decorative fittings salvaged from the existing installation. This approach allows important historic detailing to be retained and reused whilst creating a more efficient and attractive serving area.

Additional works include the formation of a new timber-panelled partition with glazed screen above, linked to an adjacent panelled column, helping to define seating areas whilst maintaining visual openness throughout the interior.

The existing staircase serving the former function room will be removed as part of the revised layout, together with the blocking of a number of redundant internal openings. New fixed seating, drinks shelves and associated joinery will provide improved customer facilities whilst respecting the traditional character expected within a public house environment.

Overall, the proposed internal alterations represent a comprehensive refurbishment that improves functionality without detracting from the historic qualities of the building.

4.2 First Floor

The first-floor accommodation is currently arranged in a manner that no longer reflects modern operational requirements.

The proposal converts the former function room, bar and store into a self-contained two-bedroom accommodation unit. Existing residential accommodation will also be reconfigured to create two additional independent accommodation units, providing three units in total.

The revised layout represents a significantly more efficient use of the existing floor space, creating high-quality visitor accommodation whilst requiring only limited alterations to the existing building fabric.

The accommodation will assist in diversifying the business, supporting the long term economic viability of the public house.

5. Proposed External Alterations

The existing rear courtyard has developed incrementally over many years and currently contains a mixture of structures and circulation routes that lack cohesion.

The proposal seeks to significantly enhance this area through carefully considered landscaping and new external structures.

Works include:

- Removal of the existing timber pergola roof.
- Removal of existing planters.
- Removal of the existing external staircase.
- Construction of two new timber pergolas incorporating polycarbonate roof coverings.
- Formation of fixed seating beneath one pergola.
- Construction of new 2-metre-high shadowbox timber fencing to create protected circulation routes between the public house, courtyard garden, rear cottage and visitor accommodation.
- Installation of a replacement external staircase.
- Strengthening of the existing flat roof to create a safe external access walkway and protected means of escape serving the first-floor accommodation.
- Formation of a new enclosed refuse and recycling storage area.

The revised courtyard layout provides a considerably more attractive, organised and functional outdoor environment whilst improving customer experience and operational efficiency.

The proposed timber structures and polycarbonate roofing have been selected to provide lightweight interventions that sit comfortably within the existing courtyard and minimise visual impact.

6. Materials

Careful consideration has been given to the selection of materials to ensure compatibility with the existing building and its Conservation Area setting. The proposed works primarily utilise traditional timber construction alongside glazed elements and polycarbonate roof coverings to provide lightweight structures appropriate for their courtyard location.

Where existing architectural features are removed, decorative components of the existing back bar will be retained and incorporated into the new installation, preserving the character and craftsmanship of the existing interior.

All external materials have been selected to complement the existing building rather than dominate it.

7. Access

The proposals improve circulation throughout both the building and external areas. Internally, the revised layout provides a more logical arrangement for staff, customers and visitors whilst improving operational efficiency.

Externally, the replacement staircase and strengthened roof walkway provide improved access to the proposed first-floor accommodation together with an enhanced means of escape.

The new shadowbox fencing creates clearly defined routes separating public garden areas from residential access, improving both privacy and safety for visitors and patrons.

Overall accessibility is improved without adversely affecting the character of the site.

8. Conservation Area

Although the Rose & Crown is not a Listed Building, it lies within the Warminster, Boreham Road Conservation Area and therefore requires careful consideration of its wider historic context.

The proposals have deliberately focused on refurbishment and enhancement rather than extensive alteration. Existing architectural features are retained wherever practical, historic decorative joinery is reused, and the new external structures have been designed as lightweight timber additions that remain visually subordinate to the principal building.

The external works are confined largely to the enclosed rear courtyard where their impact upon the wider Conservation Area will be limited.

Overall, the proposals preserve the character and appearance of the Conservation Area whilst securing the continued viable use of the public house and improving the quality of visitor accommodation.

9. Planning Policy Considerations

The proposed development has been designed having regard to both national and local planning policy, with particular emphasis on conserving the character of the Conservation Area whilst supporting the continued viable use of the existing public house.

9.1 National Planning Policy Framework (NPPF)

The proposals accord with the objectives of the National Planning Policy Framework (NPPF), particularly:

- **Section 7 – Ensuring the Vitality of Town Centres**, by supporting an established town centre use and improving the attractiveness and functionality of the premises.
- **Section 12 – Achieving Well-Designed Places**, by delivering high-quality design that responds positively to local character through the use of appropriate materials and sympathetic detailing.
- **Section 16 – Conserving and Enhancing the Historic Environment**, by ensuring that development within the Conservation Area preserves its significance whilst allowing the building to continue evolving in a sustainable manner.

The proposed alterations represent a proportionate and sensitive response to the existing building. The external works are confined largely to the enclosed rear courtyard, thereby limiting their visibility within the wider Conservation Area, whilst the internal alterations retain and reuse existing decorative elements where practicable.

9.2 Wiltshire Local Plan

The proposal is also considered to accord with the strategic objectives of the Wiltshire Local Plan, including policies that seek to:

- Deliver high quality design that reinforces local distinctiveness.
- Protect and enhance heritage assets and Conservation Areas.
- Encourage the reuse and continued occupation of existing buildings.
- Support sustainable economic development and tourism.
- Promote investment within existing settlements and town centres.

The scheme enhances the operational efficiency of the premises whilst preserving the character of the existing building and making efficient use of previously developed land.

Overall, the development is considered to represent sustainable development that accords with both national and local planning policy.

10. Heritage Significance

Although the Rose & Crown is not a designated heritage asset, it makes a positive contribution to the character and appearance of the Warminster, Boreham Road Conservation Area through its established historic use as a public house and its relationship with the surrounding streetscape.

The significance of the site lies not only in the building itself but also in its continued role as a long-established community facility that contributes to the vitality of East Street.

The proposals have been carefully developed to preserve this significance by limiting alterations to those necessary to improve functionality, customer experience and the long-term viability of the premises.

Internally, decorative joinery associated with the existing back bar is retained and incorporated within the replacement bar, preserving elements of the building's established character while allowing operational improvements. Externally, the proposals are concentrated within the enclosed rear courtyard where they have minimal influence on the wider public realm. The replacement pergolas, timber fencing and associated landscaping are lightweight, recessive structures that improve the quality of the external environment without competing with the historic form of the principal building.

The proposed external staircase and access walkway have been designed to provide improved access and fire safety whilst remaining subservient to the existing building.

Taken as a whole, the proposals preserve the significance of the Conservation Area by respecting the established character of the site whilst enabling the building to continue serving the local community.

11. Design Evolution

Throughout the development of the proposals, careful consideration has been given to balancing operational requirements with the historic character of the site.

The existing rear courtyard has evolved over many years through incremental additions, including pergolas, planters, fencing and circulation routes. Whilst functional, these elements have resulted in a fragmented external environment with limited cohesion.

The proposed design rationalises these features into a coordinated layout that improves circulation, increases usable seating, provides safer access routes and creates a more attractive environment for customers and overnight guests. The new timber pergolas have been positioned to define outdoor seating areas whilst maintaining openness throughout the courtyard. Polycarbonate roof coverings have been selected to provide weather protection whilst allowing natural daylight to penetrate, reducing the visual mass of the structures when viewed from surrounding properties.



Fig.1 Existing Fire Escape



Fig.2 Rear Courtyard Area



Fig.3 Existing Function Room Staircase and Fire Escape



Fig.4 Existing Timber Pergola Roof



Fig.5 Existing Bins Location



Fig.6 Existing Bar Servery

Shadowbox timber fencing has been incorporated to clearly separate customer areas from residential access routes serving the first-floor accommodation and rear cottage. This provides improved privacy, enhances security and ensures safe circulation without creating an overly dominant boundary treatment.

The replacement external staircase and strengthened roof walkway significantly improve access to the visitor accommodation and provide an enhanced means of escape, allowing the upper floors to be used more efficiently.

The accompanying existing and proposed drawings, together with the submitted site photographs, demonstrate how the proposals have evolved from the current arrangement into a more coherent, functional and visually attractive courtyard.

Overall, the design represents an enhancement of the existing site through the careful integration of traditional materials, improved circulation and better use of available space.

12. Conclusion

The proposed development represents a carefully considered scheme that enhances both the operational efficiency and long-term sustainability of the Rose & Crown Public House.

The refurbishment of the internal spaces, creation of high-quality visitor accommodation and comprehensive improvements to the rear courtyard will deliver significant public and economic benefits whilst respecting the site's historic setting.

The design has been informed by the character of the existing building and the surrounding Conservation Area through the use of appropriate materials, sensitive detailing and the retention of important architectural features. It is therefore considered that the proposal preserves the character and appearance of the Warminster, Boreham Road Conservation Area and represents an appropriate and sustainable form of development.