

PLANNING AND DEVELOPMENT BOARD

3 September 2018

Supplementary Report

PAP/2017/0660 – The Cuckoo’s Rest, Dordon and PAP/2017/0659 – New Street, Dordon

Introduction

Members will be aware that these two applications appear on the agenda for the Board Meeting of 3 September. The meeting referred to in that agenda took place on 24th August. Substantial progress was made at that meeting and this report has therefore been prepared with the agreement of the Chairman.

The Meeting

Councillors Chambers, Simpson and Sweet met with the agent acting on behalf of the applicant. The agenda revolved around three issues as discussed by the August Board meeting and these are explored below.

a) The Cuckoo’s Rest

Members had questioned why the existing building could not be re-used or adapted in order to accommodate the new use. In response, the applicant forwarded a structural report which concludes that the “building is not suitable for conversion into a retail store that would meet the Co-op’s specifications”. This is attached at Appendix A. Additionally some work has been done on the cost of just repairing the existing structure and this is attached at Appendix B. Even if these matters could be absorbed within an amended proposal, a central issue has always been the location of the present building within the centre of the site. This leads to two substantial consequences. Extensions to the building to accommodate the additional retail space would result in these wrapping around the building, thus reducing its visibility and removing its character. If these were flat roofs the appearance would be very poor. If they had a pitched roof, then they would hide the existing first floor of the existing building. The second revolves around the whole matter of access into the site. The Highway Authority has steadfastly required a new access some distance away from the junction with Roman Way and the existing speed reduction measure in Whitehouse Road. This is the only access which the County would agree too for redevelopment proposals. The layout of the site then has to follow. If the existing building is retained, then because of the shape of the site and the need to provide parking and delivery areas, the site could not operate. If there are extensions to the building then this would only make matters worse. In order to get an operational site that is safe internally and externally and which works efficiently, the only option is to remove the existing building. In all of these circumstances, it is concluded that the option of retaining the building is not one that could be defended at appeal.

Members acknowledged that if this approach is the only viable one, then they would wish to see some of the detailed characteristics of the existing building along with its features, replicated in part in the appearance of the new building. The current proposal was considered not to reflect local character. The applicant agreed that this could be re-visited.

Additionally there had been discussion about incorporating a café within the new retail store. The applicant was not prepared to do so, but would agree to an outside seating area in front of the store that could be used by customers. There was space here to enable this.

As a consequence of these matters the applicant was asked to prepare amended plans showing how a new building here could better reflect the existing design, appearance and character of the existing building and the area, including an outdoor landscaped seating area.

The applicant also agreed to look at delivery times so as to exclude deliveries during school drop-off and pick-up times.

b) New Street

The main issue here was the “gap” that would be created in the street scene if the existing Co-op store was demolished. Members asked if there was a prospect for retention of residential use here as the Co-op was in fact a conversion of a row of four terraced properties.

Much of the discussion here centred on the Highway Authority’s standard engineering requirements given that it had the opportunity through the removal of the Co-op to enhance and better the proposed access into the land at the rear which is to be redeveloped residentially. There was a desire to enable refuse vehicles to enter and exit in a forward direction, as well as to improve visibility at the junction for future occupiers. Members fully understood the reasoning behind this but pointed out that a residential redevelopment scheme had already been granted planning permission whilst retaining the Co-op store and that the resultant gap was now just too big, in that it would significantly harm the street scene and detract from the character of the area. As a consequence, Members considered that these two matters should be given greater weight in the final planning balance. It was agreed that the applicant should revisit this frontage with a view to re-introducing a house on the right hand side of the new access, so extending the terrace here and closing the gap. The design of that new property needed to reflect the character of New Street.

In looking at the development at the rear, Members requested that a more pronounced design for the house facing the new access would assist in “lifting” the overall appearance of the scheme.

The applicant agreed to follow up on these two matters.

Observations

In light of all of these matters and particularly the offer of the applicant to revisit the designs of both schemes along the lines identified above, it is considered that a suitable recommendation can be made as set out below.

Recommendation

That subject to the receipt of amended plans being submitted to satisfy the conclusions set out above, planning permissions be granted subject to the conditions set out in Appendix A of the main report, as may be varied in line with this report, and that the issue of the Notices be delegated to the Head of Development Control in consultation with Councillors Chambers, Simpson and Sweet.



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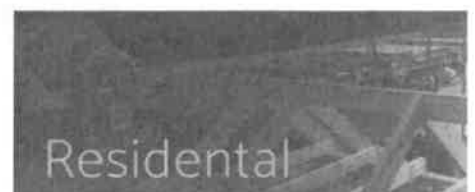
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Structural Inspection Report

Structural Inspection Report
of The Cuckoos Rest Pub
Dordon

on Behalf of Co-Op

20 August 2018



STRUCTURAL INSPECTION REPORT

Site: The Cuckoos Rest Pub, Dordon

Client: Co-op, 5 Colehill, Tamworth B79 7HA

Date: 20 August 2018

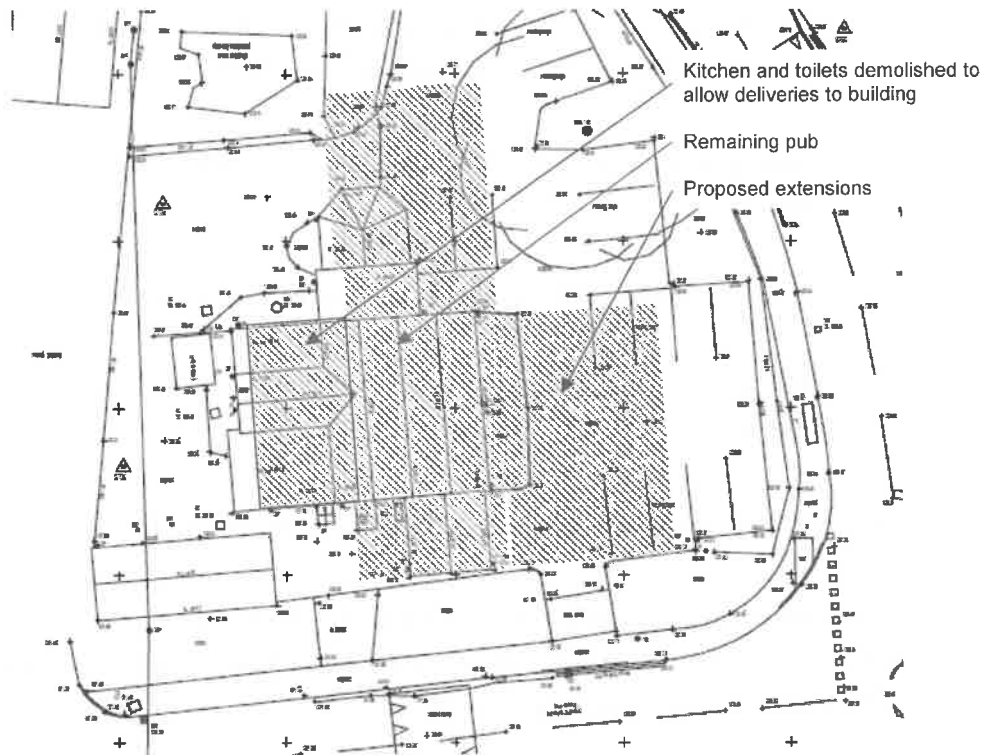
Brief

- 1.0 We were appointed on 12 August 2018 by Co-op to carry out a structural inspection of The Cuckoos Rest Pub to report on the suitability of converting the existing building into a Retail Unit.
- 2.0 We visited the buildings on 16 August 2018.
- 3.0 This report is issued subject to our standard limitations of inspection, attached as Appendix 'A'.

Observations

- 4.0 The existing pub was built in the 1930's and appears to have a series of later extensions and a conservatory added.
 - 4.1 The building is of load-bearing masonry construction with timber floors and a traditional purlin roof. Where load-bearing walls have been removed at ground floor level, the large downstands suggests that beams have been installed.
 - 4.2 The main pub is in generally good condition with little cracking evident.
- 5.0 The pub has a cellar that regularly fills with water that needs to be pumped out.
 - 5.1 The floor over the cellar is timber floor joists with boarding over. There was considerable moisture in the ceiling of the cellar but the joists could not be inspected. However, it is likely that they will have suffered from the damp in the basement.
 - 5.2 The joists were shown to be undersized for use as a retail store.
 - 5.3 It is not considered acceptable within the Co-op specification to have a cellar below a retail unit.

- 5.4 When the cellar pump was operating a strong smell of sewage was evident suggesting that the existing drains were not performing particularly well.
- 6.0 The ceiling heights were generally 2.65m above floor level with 2.4m under the beam downstands.
- 6.1 The Co-op requires a 300mm zone to allow for services and a suspended ceiling.
- 6.2 Installing the new ceiling would leave the retail unit with ceilings generally at 2.35m and at 2.1m under the existing downstands.
- 6.3 The Co-op requires all new stores to have a minimum ceiling height of 3m.
- 7.0 The flat roofed extensions to the rear have low ceilings and poor quality roof coverings. As these are at the rear of the building it is considered likely that they will need to be demolished to allow a loading bay to be constructed.
- 8.0 The floor area of the existing building once the toilets and kitchen (shown in blue) are removed is 126m². The shop floor of the new building is proposed be 426m² which excludes unit B. As such, the existing building would need to be considerably extended (shown in red) which would require an extension towards Whitehouse Road. This would cover part of the front elevation of the existing pub and drastically alter the aesthetics of the existing building.



Conclusions

- 9.0 In light of the above, the pub is not considered suitable for conversion into a retail store that would meet the Co-op specifications.
- 9.1 The required alterations to the internal layouts would be beyond economic viability and still would not meet the Co-op specification.
- 9.2 The size and massing of the new store would mean that any extensions would need to be to the front of the building and would compromise any aesthetic advantage of retaining the existing building.

For and on behalf of JMS ENGINEERS (Midlands) LTD

A Kenyon MEng (Hons) DIS CEng MStructE

APPENDIX 'A'

- 1.0 During our inspection of the premises as presently existing, which is normally carried out in a single visit, we shall check all visible exposed and accessible elements of construction in order to identify defects and shortcomings which are likely to adversely affect the use of the property or give rise to expenditure in the foreseeable future. We shall consider the condition and durability of the building fabric in relation to the type and age of the property, the need for repairs or special maintenance and, where appropriate, comment on the suitability of the structure for its proposed use.
- 2.0 We shall, where possible, lift loose laid floor coverings and inspect cellars and roof voids where appropriate, but we shall not empty the contents of any fitted cupboards, move heavy furniture or lift carpets or floorboards and our report specifically excludes all covered, and unexposed or inaccessible areas and buried elements of construction such as foundations and built-in steels and timbers. Apart from any balconies and roofs to which external access may be available, our external inspection will be carried out from ground level. Unless requested otherwise the main building shall be the form of this report.

In accordance with our professional indemnity insurance cover we have to state that "we have not inspected woodwork or other parts of the structure which are covered unexposed or inaccessible and we are therefore, unable to report any such part of the property is free from defect."
- 3.0 We will not arrange for exposure works to be carried out to the superstructure or below ground, or carry out tests for high alumina cement concrete, calcium chloride, asbestos or the use of woodwool slabs as permanent shuttering, but where appropriate, will seek further instructions for these to be carried out for an additional charge.
- 4.0 With regard to service installations, incoming mains, waste and drains, we shall report on any matters that come to light during the course of our inspection as requiring further investigation by specialists, but we shall not arrange for tests to be carried out unless specifically instructed.
- 5.0 Although where appropriate, we will be happy to examine any lease or title documents, planning or any other consents or fire certificates which are made available to us prior to our inspection, we shall assume in such cases that solicitors will be advising in detail upon these matters and that they will also check on the responsibility for the maintenance of all boundaries and rights of way and the existence of any easements or necessary rights of light, drainage etc.
- 6.0 We require to be informed, prior to the undertaking of any excavation or boring work, of the positions of any underground services or plant beneath the site. Whilst reasonable care will be taken during the execution of field work we cannot accept liability, either direct or consequential, for the damage to any service not clearly identified to us.
- 7.0 Our written report will be addressed and forwarded to the aforementioned Client. Any liability which may arise from its contents will be specifically restricted to the Client. The specific purpose of the report is to obtain planning approval and should not be relied upon for carry out structural alterations to the property.

Brown, Jeff

From: Tim Bailey <tim@baileydesign.ltd.uk>
Sent: 24 August 2018 09:00
To: Brown, Jeff
Cc: Julian Coles
Subject: FW: Cuckoo's Rest, Dordon

Jeff,
Please see comments below.
Regards
Tim

Kind regards

Tim Bailey



Bailey Design Ltd

43a Mitchells Court, Lower Gungate, Tamworth B79 7AS
Tel: 01827 314962 Mob: 07725 799594

From: Derek Gilbert <Derek.Gilbert@bdg.uk.com>
Sent: 24 August 2018 07:53
To: Tim Bailey <tim@baileydesign.ltd.uk>
Subject: Cuckoo's Rest, Dordon

Tim,

I have considered the costs associated with carrying out the necessary remedial works to the existing Public House building at the above to make the building "useable" but not "suitable" for use as a Convenience Store. The costs take cognizance of the information provided in the "Structural Inspection Report" dated 20 August 2018 produced by Messrs JMS Engineers (Midlands) Ltd.

The works considered involve the following: -

1. Demolish ancillary buildings (Conservatory/rear store)
2. Re-roof
3. Replace rainwater goods
4. Replace all external doors
5. Fill-in cellar and upgrade ground floor construction
6. Replace first floor construction
7. New ceilings
8. Hack-off plaster and re-plaster
9. Electric re-wire
10. Mechanical and plumbing works
11. Drainage replacement and upgrade
12. Take down internal walls
13. Extend building as floor area is not sufficient
14. External works in paving and macadam, etc

As commented in the first para above, notwithstanding the implementation of the above works, the building would still not be suitable for use as a Convenience Store as the floor-to-ceiling heights will not be sufficient. The only way to achieve this would be to increase the height of the building which has not been allowed.

Because of the sufferance of VAT on this refurbishment, a budget cost of £1,375,000 which compares unfavourably with the demolition and new build cost of £1,290,000

Kind Regards
Derek Gilbert

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