

Design and Access Statement

Radcliffe Arms
31 Walsworth Road, Hitchin SG4 9ST

Proposal

The proposal is to erect a pergola structure to cover part of the paved beer garden to the rear of the pub. A new decking area will form part of the scheme.

The proposed structure features a retractable canopy which will provide more versatility in the enjoyment of the pub garden, to create a truly all-weather space.

Location

The subject property is not a listed asset, but is classed as a 'positive building' located within the Hitchin Conservation Area. The present use of the site is a Public House and restaurant, owned by Charles Wells Limited.

The building is arranged across two storeys with a cellar. The pub occupies the entire ground floor, including kitchen facilities. Customer toilets are located on the first floor, along with staff accommodation. The site benefits from an outside drinking area located to the side and rear.

The site is located on the corner of the junction between Walsworth Road and Verulam Road. The surrounding streets are mainly given over to residential properties.

Walsworth Road retains a number of 19th century villas, of mainly red brick construction, whilst two locally listed buildings lie approximately 60m to the south of The Radcliffe Arms - the Baptist Church (1875) and the adjoining church hall (1914) - on the junction with Verulam Road and Benslow Lane.

Verulam Road includes a number of positive buildings, with three classed as being of local interest (nos. 18, 19 and 20 Verulam Road), the closest of which lies 95m to the north of the Radcliffe Arms.



Design

The proposed structure features a curved electrically operated fabric canopy. Supported on a powder-coated aluminium frame which will be colour matched to complement the existing décor, the fabric retracts in a concertina fashion. Illumination is provided by integral LED downlights set into the fabric support bars. The LEDs are in fixed positions ensuring that the light shines downwards only, and their brightness can be adjusted during installation in cases where there is a risk of light pollution causing a nuisance to neighbouring properties.

The pergola will be against the existing building on two sides. The unattractive rear boundary fence, which is currently corrugated galvanised panels, will be concealed with a timber feature wall. Full-height glass bi-fold doors in the east elevation will enclose the covered area.

The new deck will be at a height of 190mm above the existing patio paving, so that a level floor can be achieved from the existing building out onto the deck. A number of timber planters will be installed along the edge of the decking.



Access

No changes to the access to the site are proposed. Primary access to the proposed structure will be made through the pub via the existing doors in the north elevation.

Flood Risk

The Environment Agency Flood Map shows the site is situated in Flood Zone 1, the lowest category of flood risk. No additional waste water will be generated as a result of the proposed development. Surface water will be discharged into the on-site drains as per the current condition.