

The Hoops Inn

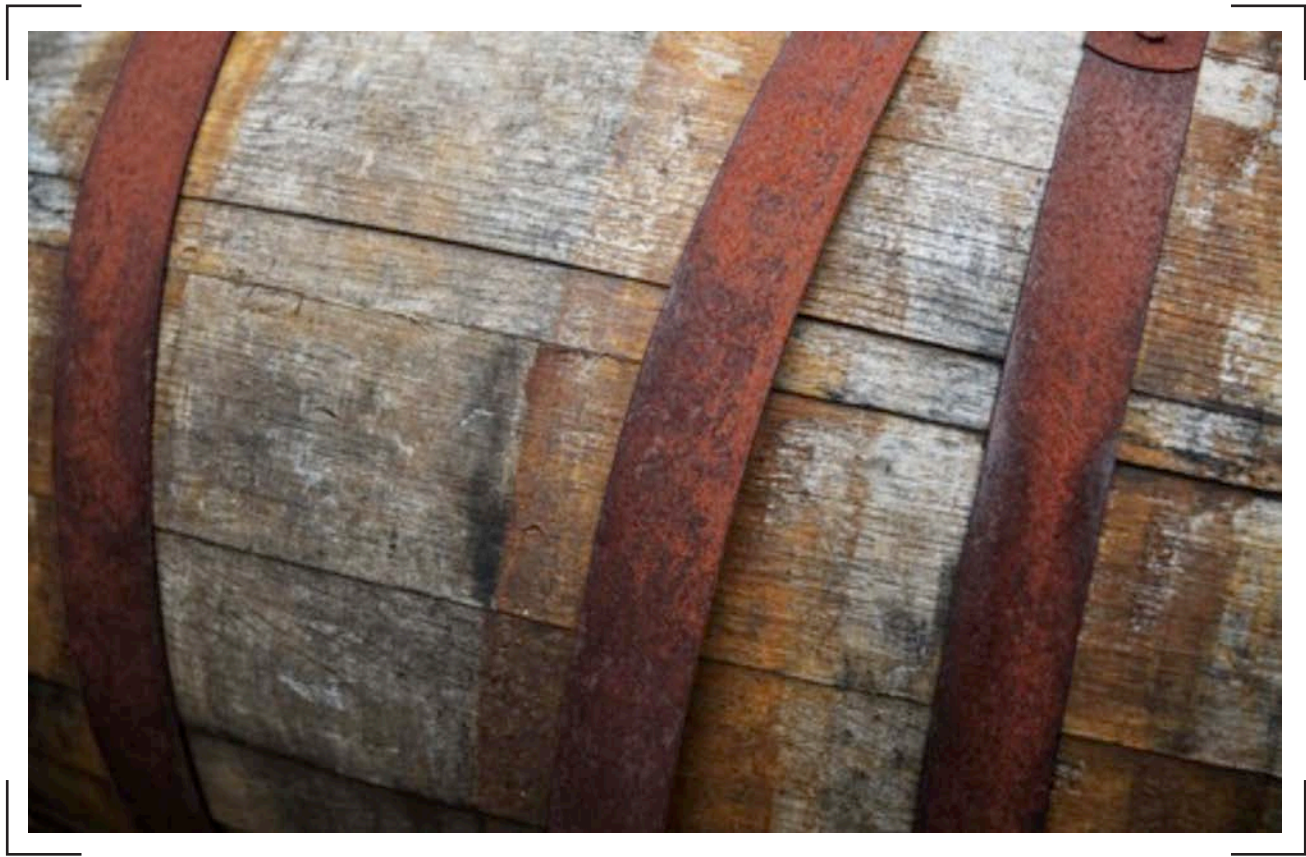
PERRY GREEN

OPTION A

DESIGN AND ACCESS STATEMENT

REV P1

PROJECTS
BAYA



VISION IMAGE - AGED BARREL AND HOOPS

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1.0

INTRODUCTION & BRIEF



SITE LOCATION PLAN

INTRODUCTION

This Design and Access Statement is prepared by BAYA Projects Limited, setting out proposals for the proposed works to The Hoops Public House, Perry Green, Much Hadham, SG10 6EF.

This report is supported by the following accompanying documents;

- Existing and Proposed Drawings (BAYA Projects)
- Built Heritage Statement (Joseph Hardy & Company)
- Ecological Report (Applied Ecology)
- Sustainability Statement (Black Dog)
- Optimal Use Statement (Black Dog)

This report, along with those set out above, are prepared in the support of the full, detailed planning submission for;

'Proposed single storey extensions of the existing Public House, inclusive of necessary part demolition and modification of rear ranges, to provide additional internal floor space for dining and associated ancillary operations. Works to include the enhancement of existing and provision of new external hard and soft landscaping. (Use Class E / Sui Generis)'

BRIEF

This project aims to deliver a high quality new extension to the existing Hoops Public House. The applicant and their team aspires to reinstate and enhance the existing, to bring back into operation this highly valued community asset

The brief for this project can be summarised as follows:

- To bring back into operation a highly valued community asset.
- To sensitively extend this locally important building to provide a 'fit for purpose' hospitality offer.
- To deliver an opportunity for local jobs and employment.
- To provide viable local business that has longevity for long term future use.
- To deliver high quality, both in terms of the proposed extension and the long term food and beverage offer.

2.0

THE EXISTING BUILDING



DINING AREA



ORIGINAL FIREPLACE (PART RECONSTRUCTED)

EXTERNALLY

The existing, two storey Public House is of traditional construction, that being timber frame with facing brickwork.

Owing to the building being extended over the years, it is likely that different facing brickwork will have been used and as such, the facade has been painted to present a more unified external appearance.

Windows and doors are of timber construction, with a painted finish.

The existing roof to the two storey main buildings are a clay tile, with the single storey front addition having a felt roof and the single storey lean-to to the rear having a natural slate roof. The single storey elements are known to be latter additions and therefor not in keeping with the vernacular of the original.

INTERNALLY

Internally the building's construction is clearly visible, with areas of original timber beams and columns exposed. Areas between the timber beams are of a plaster / render finish.

The latter renovation has led to some retrofitted internal joinery that encases the original finishes.

A key feature within the original pub is the fire place, as illustrated opposite.

2.0 THE EXISTING BUILDING

EXISTING EXTERNAL IMAGES



FRONT (EXISTING KEG STORE TO RIGHT)



FRONT (ROOF DETAIL)



EXISTING SERVICE DOOR



SIDE, SOUTH ELEVATION



REAR



REAR (ROOF / EXISTING LEAN TO)



SIDE, NORTH ELEVATION (MECHANICAL PLANT)



SIDE, NORTH ELEVATION

3.0 THE SETTING

OWNERSHIP AND TITLE



HENRY MOORE FOUNDATION SITE PLAN



TITLE / APP BOUNDARY

OWNERSHIP

The Hoops Public House, the associated gardens (front and rear) and rear car park has in recent months been acquired by the applicant, Windhill Investments.

The site formed part of the wider Henry Moore Foundation site, but the specifics of ownership were slightly more complex, being within the ownership of several parties.

The recent acquisition has consolidated these complexities, where the ownership of the building and associated land illustrated opposite is with the applicant.

TITLE / BOUNDARIES

As part of this acquisition, the titles have been amended with the adjoining Yew Tree Cottage, which in turn facilitates the re-alignment of the Northern boundary to the front garden. Details of which are set out later in this document.

THE HISTORICAL SETTING

THE WIDER SETTING - PERRY GREEN, MUCH HADHAM

“Much Hadham is one of Hertfordshire’s oldest and most picturesque villages. The earliest record of Hadham is dated 946 in the will of the Saxon Queen Aelfleda, wife of King Edmund. She and her sister inherited land at Hadham from their father. They in turn bequeathed the land to the Bishops of London in whose hands it was at the time of the Domesday Book and for over 800 years. Much Hadham can rightly claim to have nurtured the founder of the Tudor dynasty as it was the birthplace of Edmund Tudor. After the death of Henry V, his widow Katherine married Owen Tudor. Their son Edmund was born in 1430 in the Bishop of London’s palace in Much Hadham. In 1485, Edmund’s son became Henry VII. The palace, now a private residence, can still be seen adjacent to the church.” 1

The area of Much Hadham and the nearby hamlets it connects to are celebrated for their uniqueness and landscape character.

Key characteristics of the area are listed and provide a useful background and context in planning terms, for what defines the area and setting of this site:

“clustered hamlets linked by narrow winding lanes, undulating upland, treed farmland lacking woodland, village greens, ancient settlements, intact and well-managed cultural pattern, place names all include ‘green’ or ‘end’.”

In terms of its wider setting, the Landscape Character Assessment produced in 2007 as a Supplementary Planning Document accurately describes the Middle Ash Valley to the east of Much Hadham as being ‘one of the most traditional and picturesque river valleys in Hertfordshire with steeper sides than many others and a wooded farmland character that differentiates it from the shallow parkland valleys elsewhere’. The same document also notes that the community highly regards the landscape for its distinctiveness and that the valley is recognized as a High Biodiversity Area for its woodlands and wetlands. The Perry Green Uplands nearby is described as “undulating with meandering narrow sunken lanes.”

Whilst the existing building does not sit within a defined conservation area, the setting is acknowledged to hold historical value, given it’s prominent location adjacent to the ‘green’ and it’s highly visible location alongside the road that runs to the south. As such, due care and consideration are given to this setting.

As part of this consideration, special attention will be afforded to the adjacent listed building [Yew Tree Cottage]. This will also influence planning matters and the need to respect the historic setting of both this, and the layout and aesthetics of the hamlet as a whole. The village green to the north of the site is of particular significance and is mentioned in several key documents, therefore any development to the north side of the building/site will need to respect this soft boundary and be restrained in design.



SITE PLAN

THE BUILDING - THE HOOPS

The Hoops is not listed and is thought to have been built in 1834.

It appears to have been constructed as a purpose-built house to provide residential accommodation for farm labourers working at nearby Hoglands Farm.

Its position right by the roadside lent itself well to conversion to a beer house, where it could be easily seen by passing trade. Its main material is brick, as are a number of the houses facing the village green. The increasing availability of bricks during the 1800s would have made this a cost-effective material. The older historic buildings such as Hoglands farmhouse have timber framed construction typical of the Tudor period.

Corroborating the theory of its being purpose-built are records taken in the late 1800s which show that The Hoops was indeed in use as a residential building, housing a single farm labourer's family consisting of a husband and wife and three children.

Interestingly, ten years later, the same family resided there but the father and main tenant, William Perry, by then aged 71 and now sadly a widower, was listed as both an agricultural labourer and “beer house keeper”, evidence that The Hoops began to serve such a function between those times. William Perry's three sons followed in his footsteps as they are listed as agricultural labourers in the later, 1891 Census.

Further evidence of ownership and the passing of deeds is documented within the book 'Hertfordshire Inns & Public Houses'. According to this book, the property was bequeathed in 1863 by the owner, James Spencer, to his nephew Peter Perry, although Thomas Prior (who was there at the time of the 1851 census) continued as licensee.⁶ This provides evidence of the first in the line of the Perry ownership but suggests that the conversion to a beer house may have occurred earlier than the Census suggests. Evidence is also provided that, whilst the property was transferred to Thomas Driver Medcalf, a Thomas Perry was still there in 1937, presumably the son of William Perry as listed above, though at the age of 63 may have been retired but have continued to reside there.

The name Perry is clearly prominent in the area; when Great Hadham ceased to be called thus, the smaller hamlets were given names and Perry Green is likely to have been named after one of the Perry family.

TPOLOGY AND DEVELOPMENT

The evolution of the building is clearly visible in its layout and arrangement. The remaining original building forms the westernmost section of the two-storey building. The original building forms a humble structure of solid brick masonry walls, with a dual pitched timber roof covered with handmade clay tiles. The brick dentilwork immediately below eaves level is the only decorative feature and was presumable added to elevate the building above a merely functional, humble domestic structure. This is unusually interrupted by the window insertions, which may therefore be later in date, constructed to be above the new extensions.

At the west end, on the north elevation, the roof extends down to a single storey adjoining structure which is likely to have formed the entrance porch. To the south side at the west end, the single storey extension appears to have an infilled window, and the west flank wall of the main house has a large window, the sill of which appears level with the first floor – this suggests that it is either a newer insertion or may have previously been a door or hatch for hoisting goods in from the road below, to serve its agricultural and/or beer house operations. There is a small window serving the loft and this may also have served a similar function when the loft was in use as storage. Further evidence that this was a standalone building originally is the upturning of the roof to the east end. The chimney stack has been rebuilt and remodelled also.

The newer 1988 planning application above makes reference to a “two storey extension containing a restaurant at ground floor level and three bedrooms at first floor level.”⁵ It appears this was in fact not built as planned, but it appears likely that the single storey extensions on the south and north sides may well have been the upshot, together with a new roof to the east section and remodelling internally.

There is a two-storey block adjoining the original building; the roofs are clearly delineated as separate structures with unique profiles as alluded to earlier. The original chimney stack is in place between the two, the chimney breast enclosed internally within the new extension. It has been built in proportion to the original in terms of style but does not appear as late as 1988. However, the final configuration of the 1988 planning consent, if indeed it was implemented, was likely just a remodelling of the original structure, rather than a complete rebuild, and does not contain the accommodation listed in the planning application of 1988. The roof interior photographs of each of the two main roof spaces show that the roof over the eastern section is a much more recent one, being of pre-sawn softwood timber rafters, and a modern 'Tyvek' type breather membrane. Again, this is evidence of a moderate refurbishment and remodelling of the property in 1988 or later. The older roof serving the west building is original, being formed of rafters and purlins, with collar ties. The handmade clay tiles have no felt or torching beneath and hang on the timber battens.

Looking at the map progression, set out on the following page, the shape and arrangement of the buildings on the site appears to remain much the same, comprising approximately a 'C'-shape arrangement, with the courtyard in the centre of the south side. This confirms that the single storey extensions which run along the north and south sides were not previously in place, and points to the 1988 date being the time of alteration. However, it shows that the main cottage building to the west side did indeed have a building abutting it; it is impossible to know whether this was one or two storeys in 1875, the earliest available map representation, but it is perfectly plausible that the current eastern section of the building already existed then but has since been modified as mentioned above.

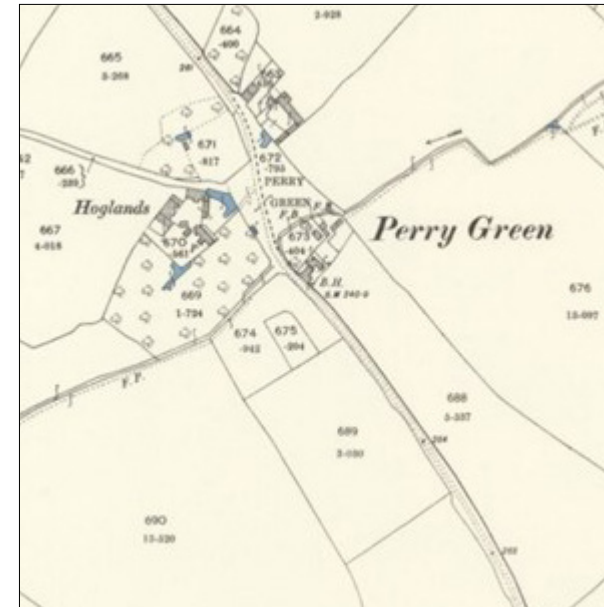
Notwithstanding that the maps have minor discrepancies generally, the 1894 map is the only one to show the two buildings as being distinct from each other, showing a clear delineation between the two. Given the change in use from purely residential at the time of building, to a beer house in the late 1800s, the eastern portion of the building could have been built or enlarged at that time to accommodate the change whilst retaining sufficient living quarters for its inhabitants.

The various outbuildings are also most likely post-war additions, with the largest block a more recent rebuild, but there would doubtless have been an older privy on the site which has since been demolished and replaced with the current outbuilding(s).

Please refer to the accompanying Heritage Statement for further, in depth information.



1874 MAP



1896 MAP



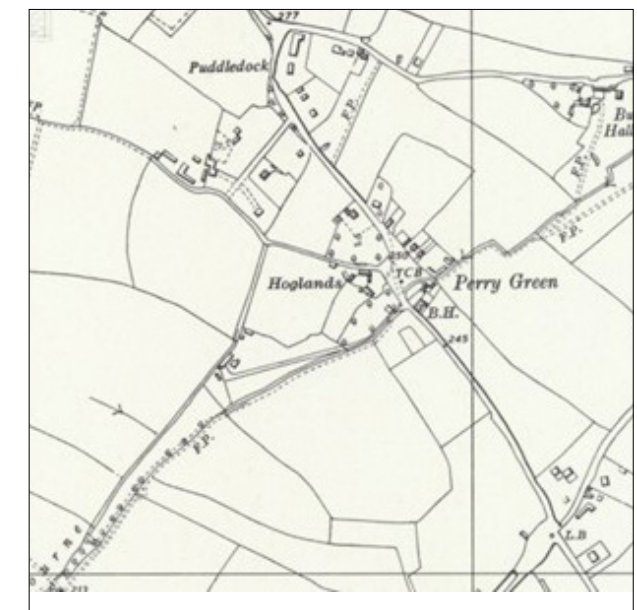
1919 MAP



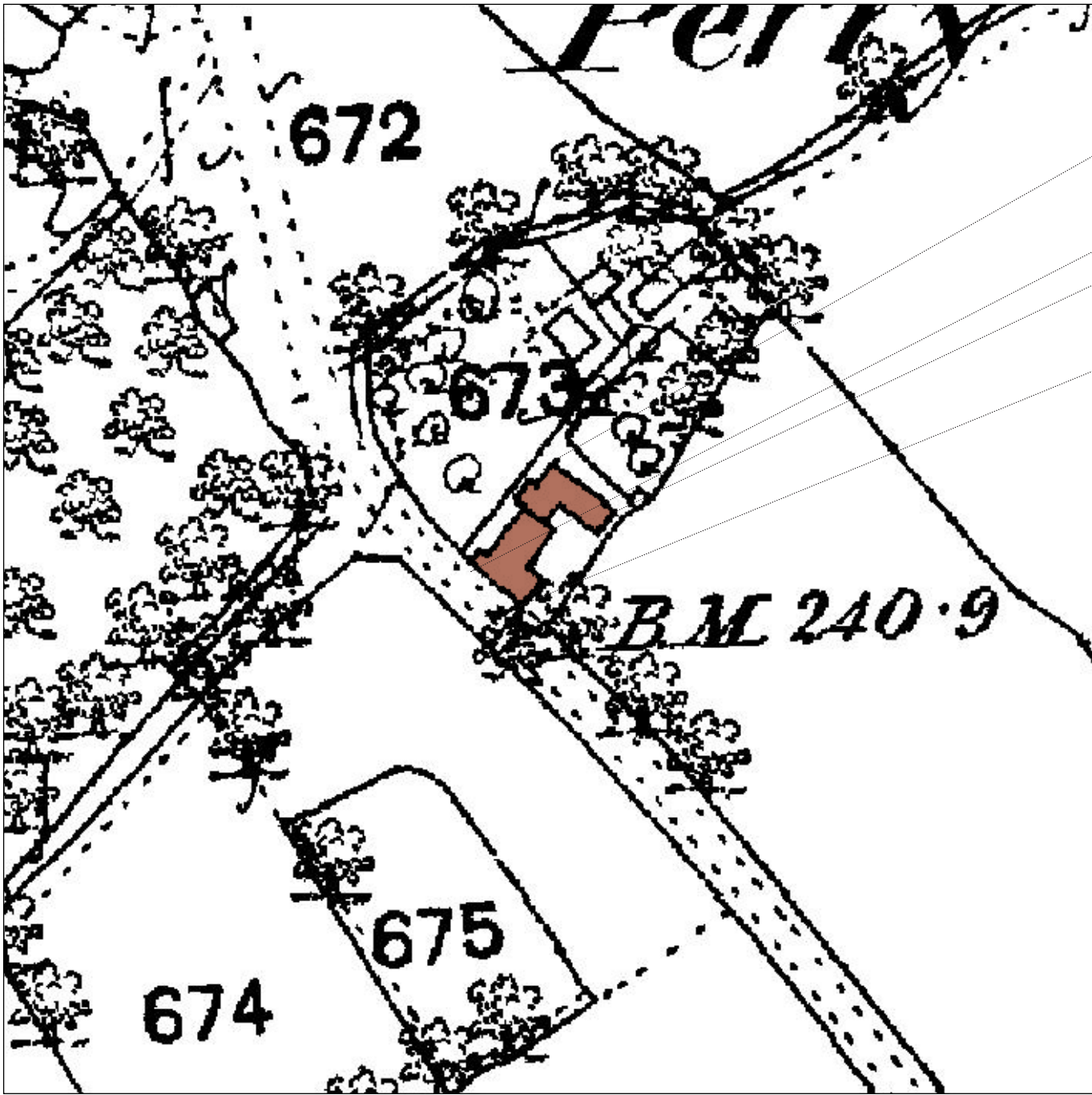
1924 MAP



1950 MAP



1960 MAP



1879-1880 ORDNANCE SURVEY MAP

MAPPING OVERVIEW

The maps opposite, provide an overview to the development of both the site and its context since the late 1800's.

An historical overview has been provided previously, but a review of the mapping allows a better understanding of the original building form and its evolution over the years.

What becomes apparent, is that historically two clear building forms were present, each having a what appears to be a 'Rear Addition' that created and framed an external space within.

The historic plan form provides a strong basis on which to develop appropriate, context led new additions to the building, acting as a key informative and design cue in the emerging proposals.

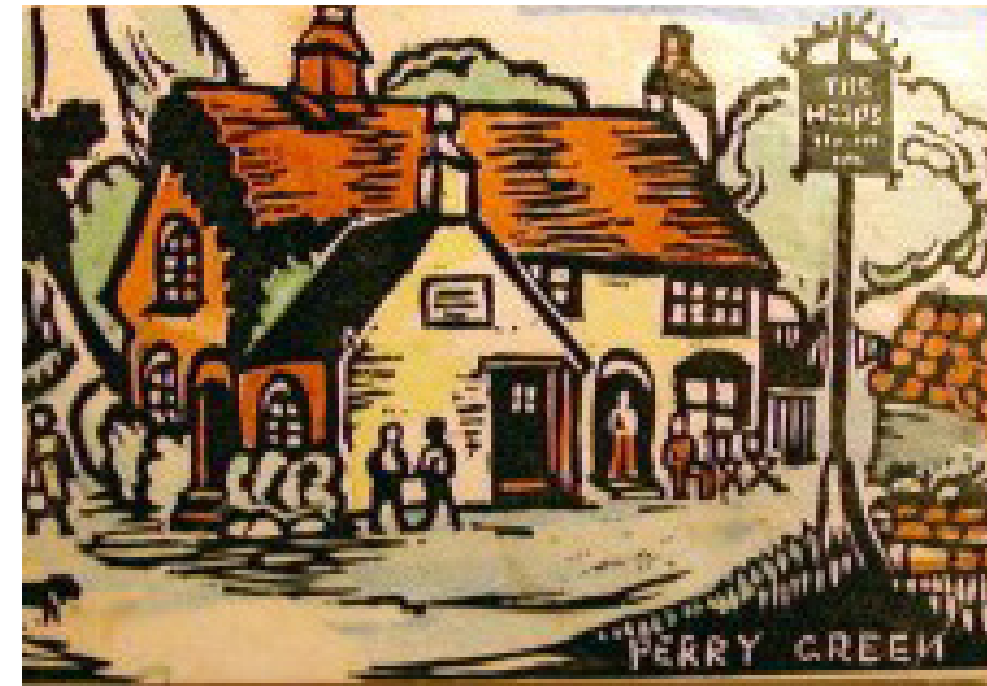
References:

1. The Hundred Parishes, An Introduction to Much Hadham
Much Hadham (hundredparishes.org.uk)
2. Much Hadham Conservation Area Appraisal and Management Plan
East Hertfordshire Council 2014
3. Much Hadham (onwebcurl.com)
4. National Library of Scotland – Maps Images
5. Hertfordshire Inns (Part 1) East Herts – W Branch Johnson
6. East Hertfordshire County Council – Online Planning Records
7. Directory of Pubs in the UK (www.pubshistory.com)
8. British Listed Buildings (www.britishlistedbuildings.co.uk)

Rear View_1940



Postcard Print_1940



Garden Images



Aerial View_1965



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THE CURRENT SETTING

3.0 THE SETTING

THE LOCAL VERNACULAR
(PERRY GREEN / GREEN TYE / MUCH HADHAM)



4.0

OPPORTUNITIES AND
CONSTRAINTS

KEY CONSTRAINTS

EXISTING M&E AND SERVICING

To the north of the site, the existing Klargester is located, which stores foul waste from the existing building. It is deemed unviable to either change the foul drainage strategy of the site or to relocate the Klargester and as such any proposals need to be designed so to work with it's current location.

PROXIMITY TO MAIN ROAD

The existing building is flanked by an existing country lane to the South. Whilst not a main arterial road, the lane is well trafficked and does not have a dedicated pedestrian pathway. As such any proposals will need to think carefully about the possible impacts caused from road noise as well as mitigating servicing so to avoid the need to traverse the road by foot.

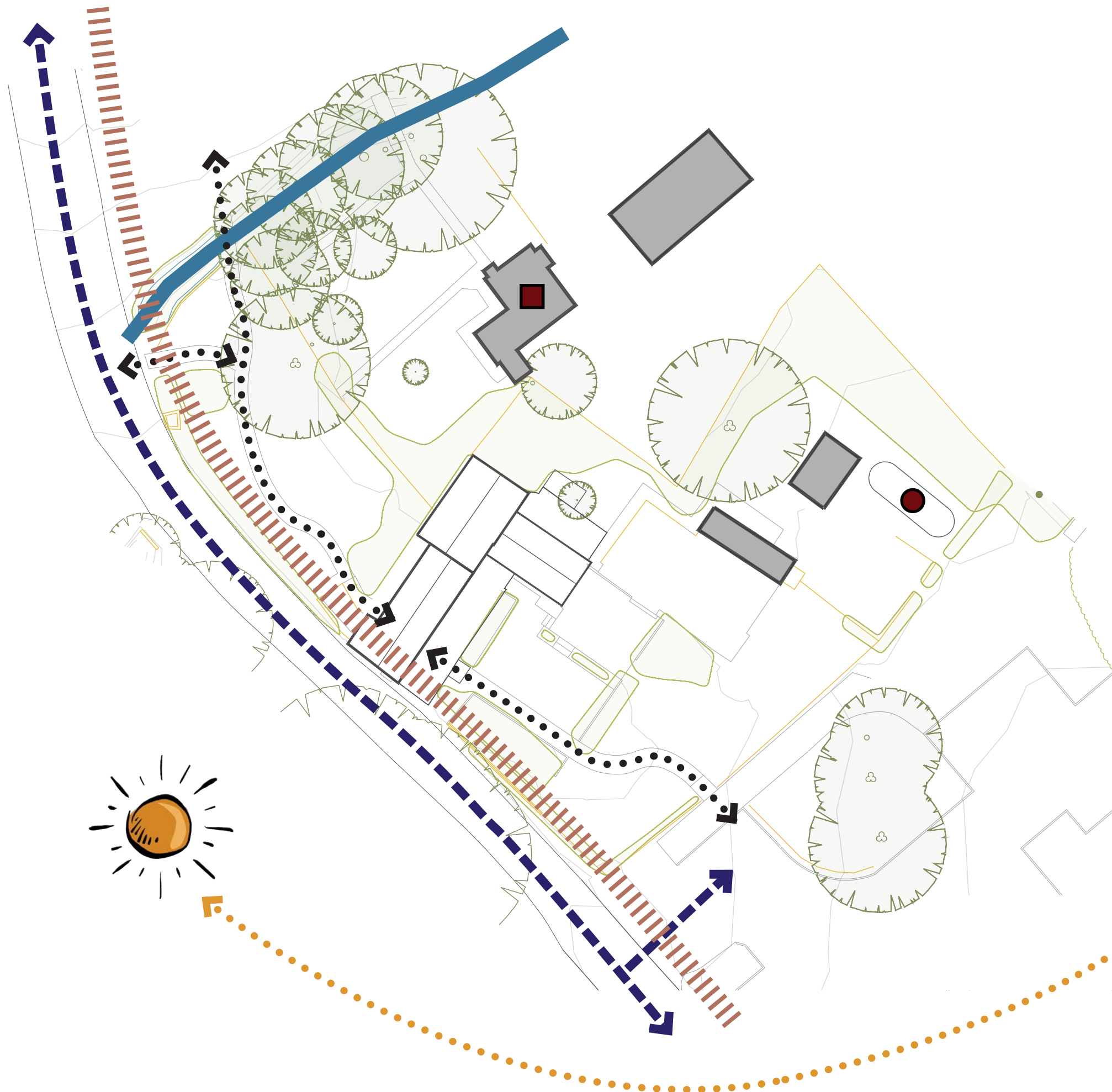
LOCAL LISTING

The Hoops Public House is a locally listed heritage asset. Whilst not subject to a national listing, the building does have heritage significance and as such any proposals should take care to respect the buildings history and setting.







PROXIMITY TO NATIONALLY LISTED BUILDING

Located due North, Ash Cottage is a Nationally Listed Heritage Asset which is recorded under List Entry No: 1213426. The existing public house and it's associated operations have historically co-existed alongside the heritage asset for many years, so any proposals should carefully consider the proximity and relationship to where possible enhance the setting.

Further details can be found within the accompanying Heritage Statement.



KEY:

-  Pedestrian Access
-  Vehicular Access
-  Highway Noise
-  Water Course
-  Listed Buildings
-  Klargester

KEY CONSTRAINTS

REALIGNMENT OF FRONT BOUNDARY

There is an opportunity to re-align the boundary between the property and Yew Tree Cottage. This will provide a functional access to the rear of the building from the front but will also have the benefit of enhancing the setting to the front.

CONSOLIDATION OF EXISTING M&E AND SERVICING

The existing Northern elevation is cluttered with extract equipment that is fixed at high level to the building as well as poor quality ancillary buildings. Additionally there is a timber Keg store to the front of the building. There are therefore opportunities to consolidate and improve this both operationally as well as an improved aesthetic and enhanced setting.

REMOVAL OF EXISTING POOR QUALITY OUTBUILDINGS

A number of latter, single storey timber outbuildings have been constructed which are of poor quality and detract from the setting of the existing building. It is proposed that these will be demolished.









OUTSIDE DINING PROVISION

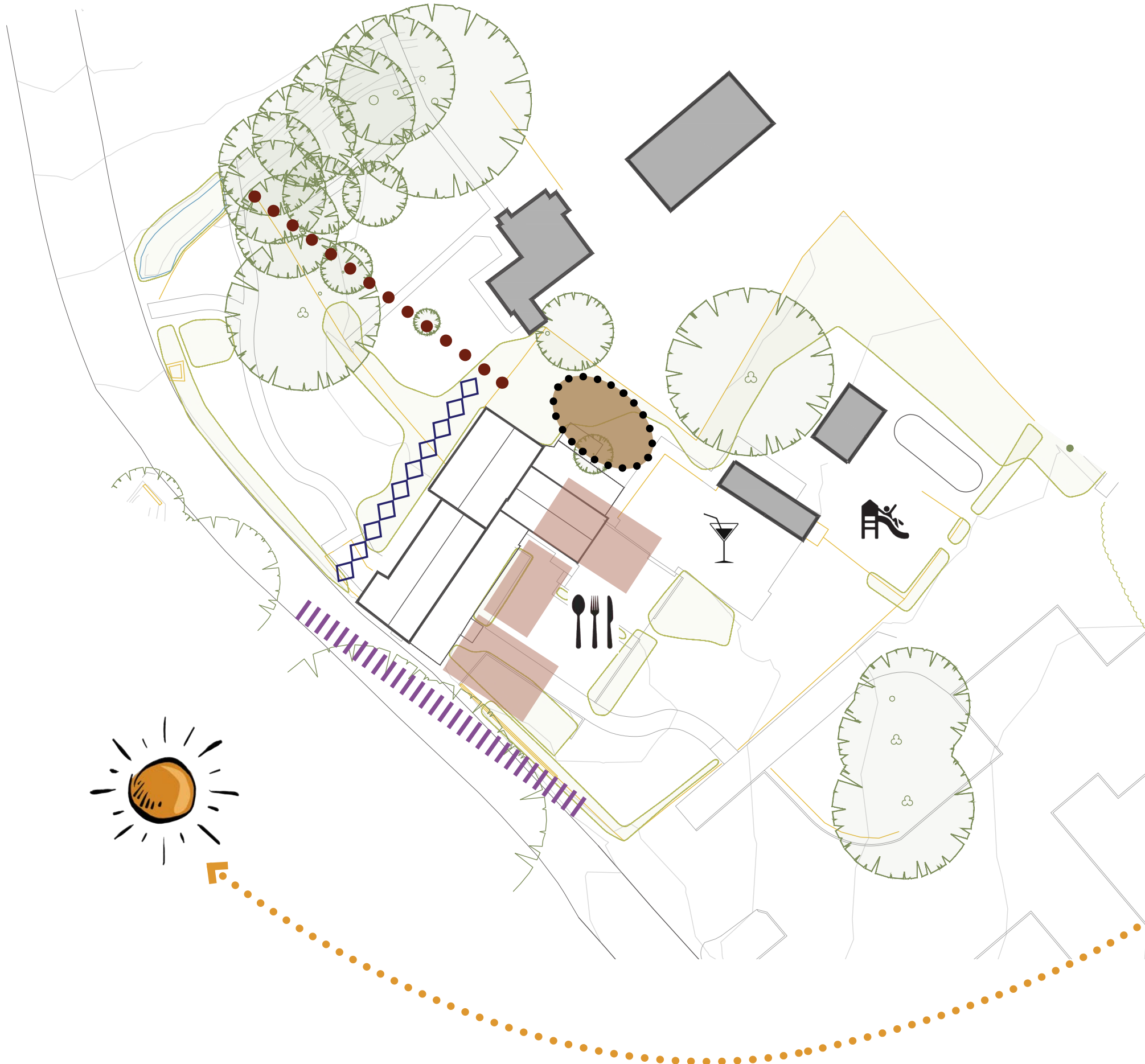
The proposal will seek to provide high quality external dining for customers.

OPPORTUNITY FOR FAMILY FOCUSED EXTERNAL SPACES

The existing topography, with varied site levels offers the opportunity to create a variety of external spaces. It is intended that the Public House will be reinstated to continue to play an important role within the community and as part of this, an offer that is welcoming for all is important. As such, spaces will promote use by all customers, including those with children of varying ages.

KEY:

-  Boundary Amendment
-  Enhancement of Setting
-  Opportunity for Extensions
-  Noise Buffer
-  Opportunity to consolidate M&E / servicing
-  External Dining
-  Drinks / Light Snacks
-  Children's Play



5.0 PLANNING POSITION

HISTORIC APPLICATIONS

The site has historically evolved to meet the needs of the building usage over the years. More recently and as is documented within the Local Authority archives, the site has been subject to a number of planning consents to meet the changing needs of the building usage.

During the 70's and 80's the property was subject to planning applications for works to extend the building over 2no. storeys.

Approximately 30 years later there was a further application for both the extension and refurbishment of the property, to better serve the operational needs of the establishment.

Details of which are set out later within this section of the report.

JULY 2024 APPLICATIONS

Having gone through a period of closure post the Covid 19 pandemic, the site was acquirer by local patrons, with an ambition to re-instate this valuable local asset, to provide a high quality Public House with Dining.

Through engagement with both the Henry Moore Foundation and local community, it is understood that a fundamental failure of the premises, was it's limited capacity and ability to serve the needs of clients. As such, it was deemed fundamental to the future and ongoing viability and operational success that an extended, fit for purpose property could be provided.

As such, a planning application for the extension of the building was prepared and following a pre-application meeting, a detailed application was submitted in July 2024.

The application was subject to the statutory consultation responses and made attempts to address those points raised, however, officers did not support the proposal and the application was refused on the 13th September 2024.

Following which, ongoing conversations have been had with East Herts District Council and a further pre-application was held in October 2024. This pre-app had the benefit of the submission of proposals, a site visit and a written response with Conservation Officer input.

This application therefore seeks to address those comments provided as part of the refusal and those contained with the pre-application response.

A summary of the pre-application feedback is provided within this section of the report.

HISTORIC APPLICATIONS

PLANNING HISTORY

There have been a number of planning applications made in the last 50 years by successive owners of The Hoops, and which are recorded on East Hertfordshire Council's planning pages. The applications appear to have largely been granted consent and were typically for ancillary structures and spaces subservient to the main building, but there appears to have been one significant alteration in 1988, which had previously been granted consent some ten years prior.

A summary of those most relevant applications are set out below:

2010 APPLICATION (IMAGES OF MOST RECENT APP SHOWN OPPOSITE)

Reference:
3/10/1245/FP

Proposal:
REBUILDING OF SINGLE STOREY TOILET BLOCK REPLACEMENT OF KITCHEN EXTRACT, ADDITION OF LOW LEVEL AIR INTAKE & REPLACEMENT OF CONDENSING UNITS WITH NEW INTEGRAL CONDENSING IN COLD ROOM TO REAR. REPLACEMENT OF FUEL TANK AND ADDITION OF TIMBER FOOTBRIDGE

Decision:
Grant Planning Permission with Conditions

1988 APPLICATION

Reference:
3/88/0948/FP

Proposal:
ERECTION OF A TWO STOREY EXTENSION CONTAINING A RESTAURANT AT GROUND FLOOR LEVEL AND THREE BEDROOMS AT FIRST FLOOR LEVEL

Decision:
Grant Planning Permission with Conditions

1978 APPLICATION

Reference:
3/78/0946

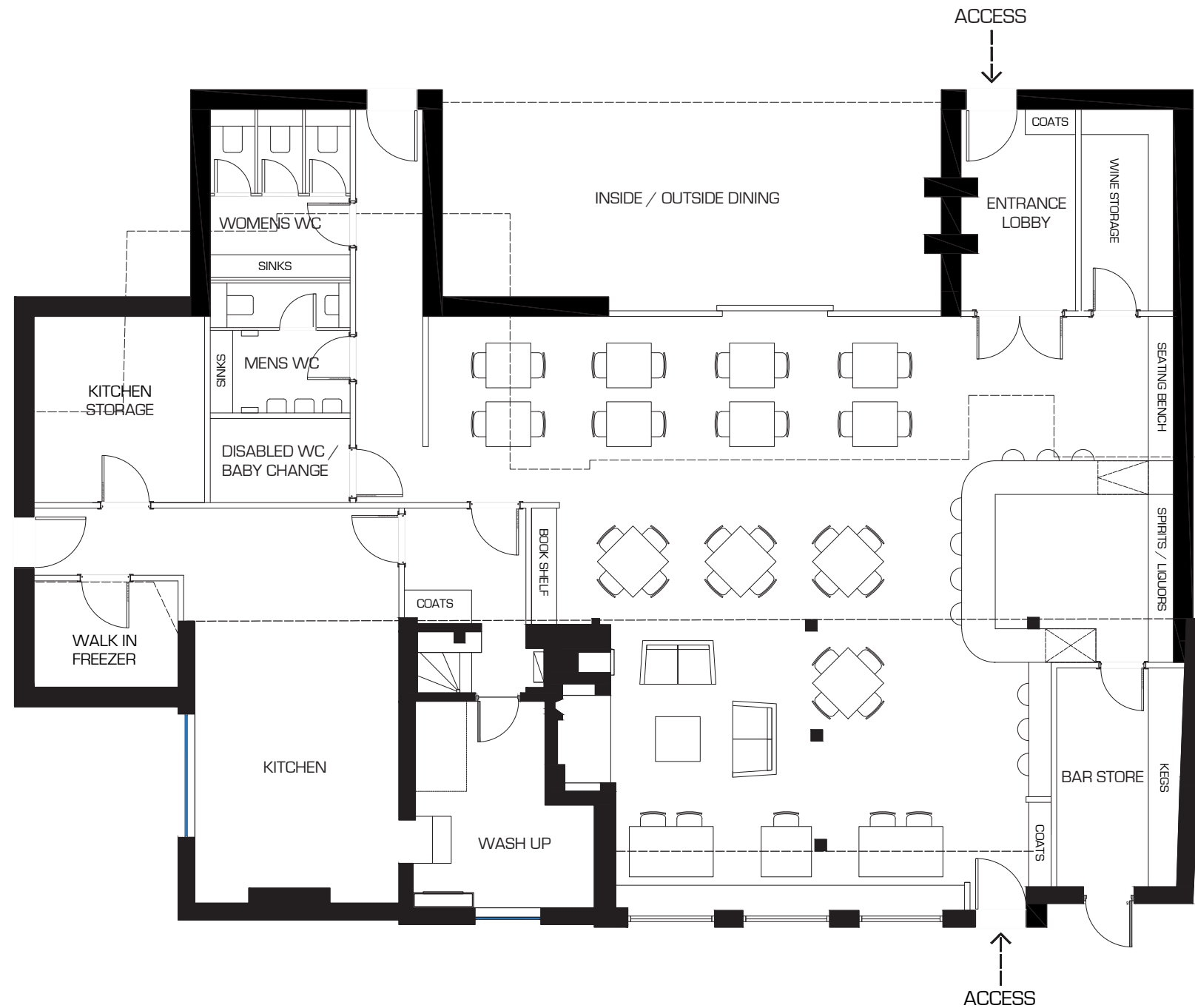
Proposal:
TWO STOREY EXTENSION

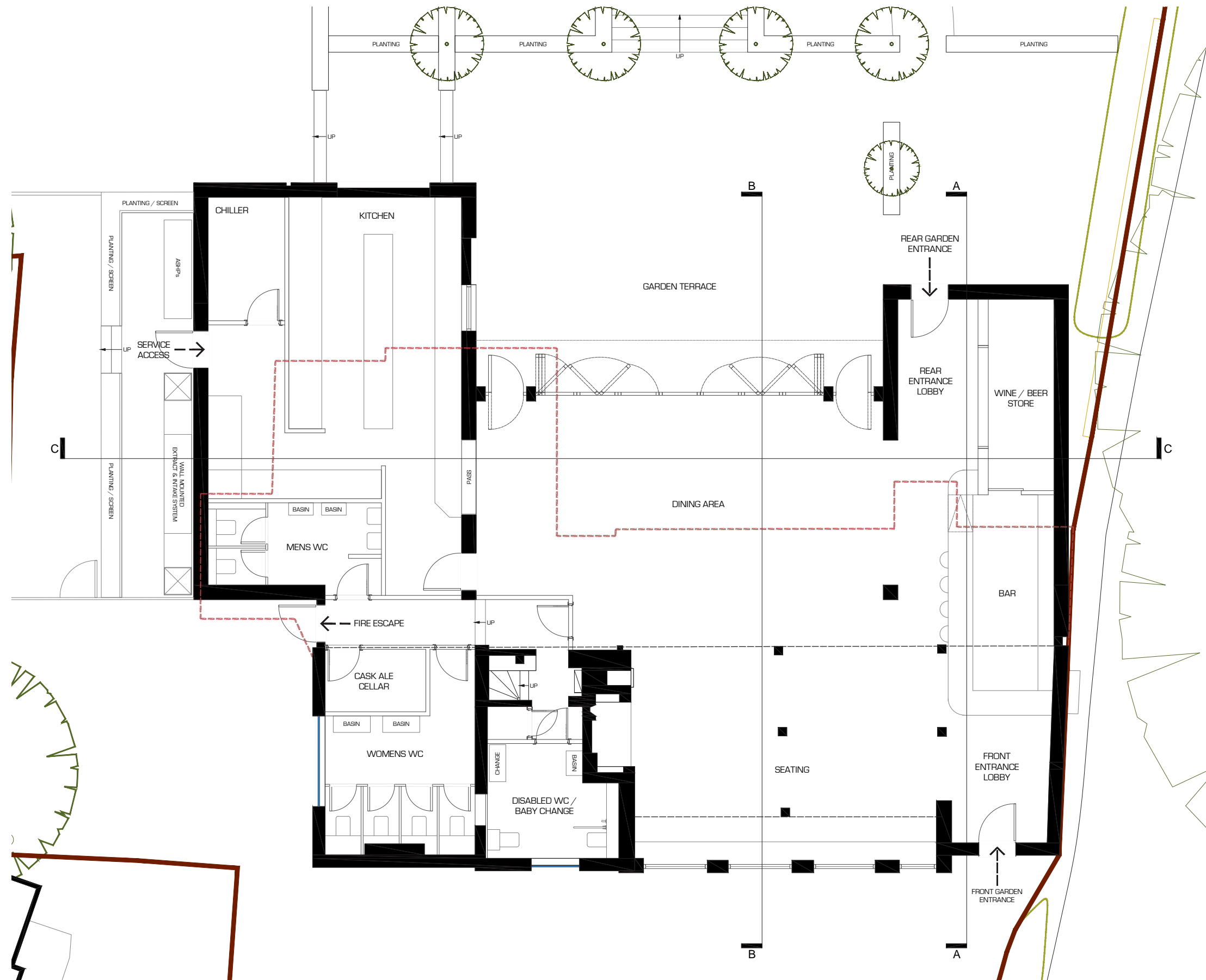
Decision:
Grant Planning Permission with Conditions

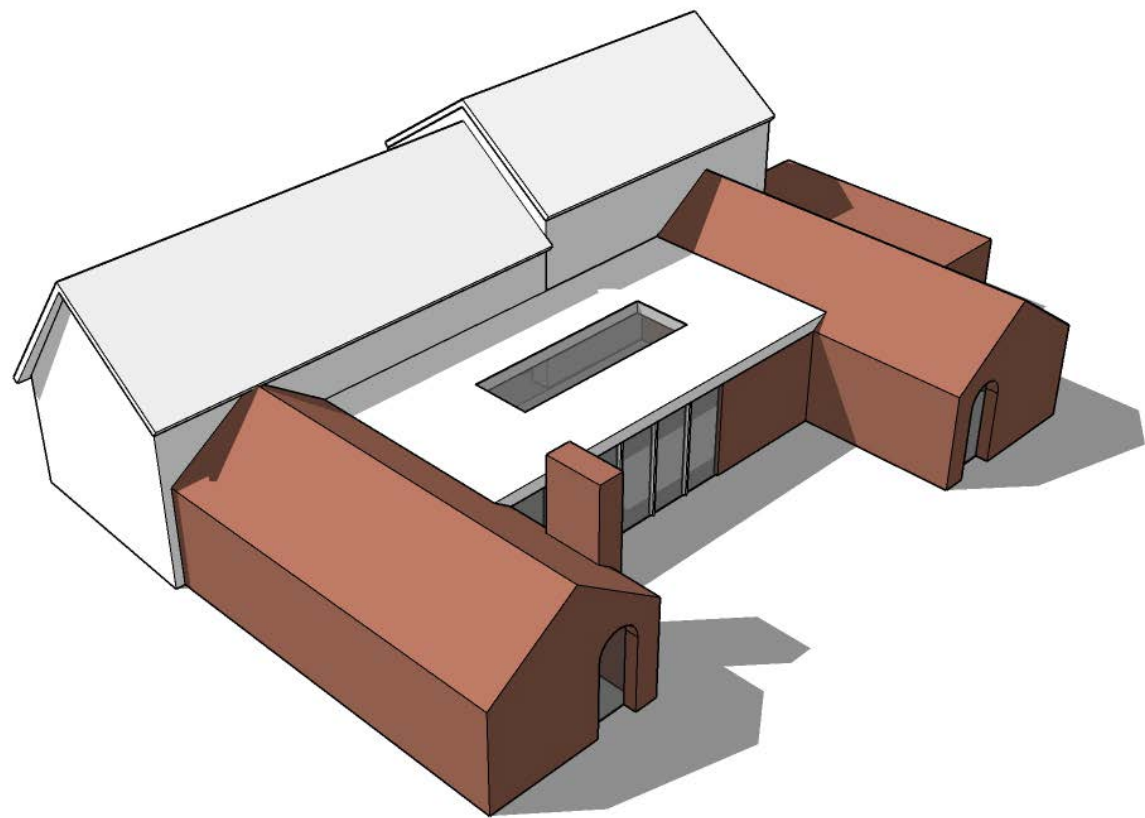


2010 APPLICATION - PROJECT IMAGES
[Kay Pilsbury Thomas Architects]

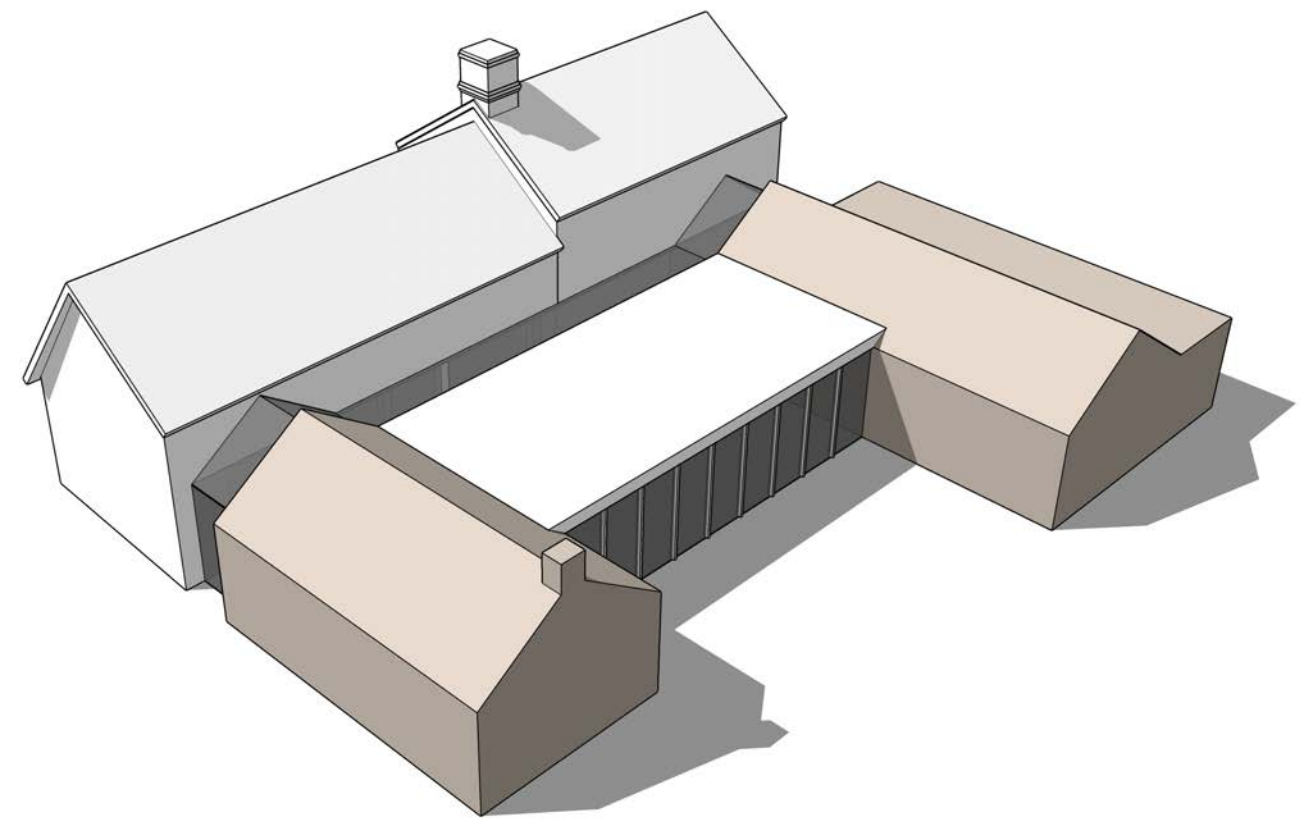
JULY '24' APPLICATION
PRE-APP & SUBMISSION







JULY APPLICATION - PRE-APP MASSING



JULY APPLICATION - SUBMISSION MASSING

CURRENT APPLICATION
PRE-APP & FEEDBACK

PRE-APP FEEDBACK SUMMARY

SITE DESCRIPTION:

The application site is within the Rural Area Beyond the Green Belt and the adopted Much Hadham Neighbourhood Plan Area. It is listed as a Valued Community Asset in the adopted Much Hadham Neighbourhood Plan. The property is considered a Non Designated Heritage Asset (NDHA). The frontage sits on a green which is surrounded by other attractive buildings, a number of which would also be considered to be NDHAs.

RELEVANT PLANNING HISTORY

3/24/1289/FUL - Demolition of rear extensions and keg store. Realignment of boundary. Erection of single storey rear extensions incorporating glazed roof light and solar panels. External alterations and alterations to fenestration. Erection of ducting. Creation of cycle and refuse store. Creation of sunken terrace with associated landscaping and planters. Installation of air source heat pumps, LPG tank, erection of fencing.

Reasons for refusal:

1. The development, by reasons of its size, scale, design and details, would result in less than substantial harm to the significance of the Non-designated Heritage Asset. In addition, due to the closer relationship of the kitchen extension and its associated equipment to the Grade II listed Yew Tree Cottage, the proposal would result in less than substantial harm to its setting and significance; Any public benefits associated with the proposal do not outweigh the harm identified. Therefore, the proposal is contrary to policies HA1, HA2, HA7 of the East Herts District Plan 2018, the adopted Much Hadham Neighbourhood Plan, Planning (Listed Building and Conservation Areas) Act 1990 and the NPPF 2023.

2. Insufficient information submitted to demonstrate that the proposed Air Source Heat Pump would meet the Council's noise criteria and would not result in a detrimental impact on the residential amenity of Yew Tree Cottage by way of excessive noise, contrary to Policy EQ2 and DES4 of the East Herts District Plan.

PRINCIPLE OF DEVELOPMENT:

There is no objection in principle to the proposal. It is however imperative that the proposal complies with all of the various applicable policies within the East Herts District Plan 2018, the adopted Much Hadham Neighbourhood Plan, Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF 2023.

CONSERVATION OFFICER FEEDBACK:

The building would be considered a Non Designated Heritage Asset, given its age and its history. It is however noted that there have been a number of changes to the building, most notably extension and outbuildings to the rear. The building's frontage sits on a green which is surrounded by other attractive buildings, a number of which would also be considered to be NDHAs.

To the north east is Yew Tree Cottage, which is a Grade II listed building, the list description for which states:

House. Very small, C17 or earlier; timber frame with thatched roof, half-hipped on gable end to road. Other gable has external, red brick, C17 chimneystack. One and a half storeys. 1 window to each elevation, NW side with small porch and half-glazed door. Modern casements. Single storey tiled extension on SW. The proposals are for 'Proposed refurbishment and extension of existing Public House, which has been vacant/not in operation for a number of years (following refusal of application 3/24/1289/FUL)'

The intention to re-open the business is supported and it would be considered a public benefit to have the building occupied, especially in a communal and historic (though not original) use.

This pre application follows an earlier pre application and subsequent application; the latter being refused due to, along with another reason, the design of the extension. This pre application seeks to address these design concerns and a number of options have been provided.

The amended options address the concerns previously raised about the design of the glazed part of the extension not being lightweight enough and the visual prominence of the entrance door not being strong enough. Therefore comments will focus on the form of the proposed 'service' wing (the south-east proposed new wing of the extension which would house the kitchen etc).

It is considered that changing the elevation materials to a suitably finished/colour timber boarding to this wing would help to soften this part of the extension, and this along with the change in the roof materials to natural slate would help to mark this part of the extension as secondary and break up the mass of the overall extension.

Concerns remain about the flat roof element to this wing. Whilst it is noted that there is an existing flat roof element in this general area, this is a smaller scale and of a temporary nature and therefore isn't felt to form a precedent. As well as a flat roof being an untraditional roof form, it is felt that it would be a better design principle if this use were to be integrated into the extension. Several options of this were presented and it is felt that any of these could be suitable. The evenly pitched roof options are perhaps more successful given this is the roof form evident on the building. It is noted that the applicant is concerned about the option with a longer extension and perhaps about the uneven width of the other option. However it is felt that elevational details, even blank openings could help to break up the former and that a longer extension could help to give the entrance more prominence and enclose the courtyard. In the case of both given the lack of symmetry on the building a different width or length of the two 'wings' wouldn't raise any design concerns in principle.

Other comments include:

- It is noted that the flue is to be replaced but remain in the same general location, provided information to show that the new flue will be no larger and ideally smaller than the existing flue, along with being as or ideally more efficient (and therefore better in terms of noise and smell), is accepted. Any screening which can be provided to protect the setting of the Listed building would also be supported.

- The roof material for the glazed element of the extension could be corten to relate to the clay tile, however concerns were raised about staining and also this being a more starkly coloured material, given this and the suggestion concerning the slate for the other wing it is felt that on balance that a darker metal roof would be preferable.

- The amended drawings show a steel frame in the courtyard understood to be a guttering system/part of the extension – the details of this would need to be shown in any future application to understand this element.

DESIGN / LAYOUT

With regards to the acceptability of the proposal policy DES4 of the District Plan states that: All development proposals, including extensions to existing buildings, must be of a high standard of design and layout to reflect and promote local distinctiveness. Proposals will be expected to make the best possible use of the available land by respecting or improving upon the character of the site and the surrounding area, in terms of its scale, height, massing (volume, shape), orientation, siting, layout, density, building materials (colour, texture), landscaping, environmental assets, and design features, having due regard to the design opportunities and constraints of a site.

Policy GBR2 of the District Plan relates to development within the rural area beyond the Green Belt. It states that the replacement, extension or alteration of a building could be permitted provided the size, scale, mass, form, siting, design and materials of construction are appropriate to the character, appearance and setting of the site and/or surrounding area.

Policy MH D2 of the adopted Neighbourhood Plan states that, the design of a new building, extension or alteration should harmonise with its surroundings.

Due to the site orientation and siting, the proposed development would be visible from public vantage points and surrounding area.

As noted in the above section, the proposal is not objectionable in principle subject to acceptable details being proposed. In particular the evenly pitched roof options are preferred. Along with the specific comments on other elements listed above, it is considered that the current proposal subject to details would likely be compatible with the site and rural area and would likely be supported as it would comply with Policies DES4 and GBR2.

LIVING CONDITIONS FOR FUTURE OCCUPIERS

It is understood that the existing first floor staff accommodation would be retained and provide an adequate level of internal floor space, in line with the internal floor space standards detailed in the Technical Housing Standards - nationally described space standards. It is also noted that the habitable rooms would all be provided with window openings of adequate size to provide sufficient light, ventilation, and outlook. As such it is considered acceptable in accordance with policy HOU7.

NEIGHBOUR AMENITY

The adjoining properties are Yew Tree Cottage and Ash Tree Cottage.

Whilst the proposed extensions and alteration to the main property would be visible from these properties, due to the distance and that no new first floor openings are proposed, it is unlikely that the proposed works including extensions to the public house would result in unacceptable harm to the occupiers of these properties. Details of boundary treatment next to these properties should be provided in the formal application.

From the site meeting, it is acknowledged that an Air Source Heat Pump (ASHP) will not be proposed, nevertheless if an ASHP is proposed in the future application, details including technical information should be submitted alongside the application. It is also noted that a new wall mounted extract and intake system (potentially in newer and smaller models) would be proposed as discussed in the site meeting, details and technical information of the system should be provided alongside the application. The Council's Environmental Health officer would be consulted at application stage.

HIGHWAYS / PARKING PROVISION

In relation to parking, the updated Vehicle Parking Standards Supplementary Planning Document states that, for public houses/bars, 1 space per 3sqm of floor space of bar area plus 3 spaces per 4 employees should be provided; the cycle parking standard would be 1s/t space per 100sqm gfa plus 1l/t space per 10 maximum staff on site at any one time.

It is noted that the first floor level space is proposed for staff accommodation (2 double bedrooms with ensuite + dining/living room). Within the same document it states that, for houses in multiple occupation (i.e. separate households sharing facilities), 1 parking space should be provided.

It is acknowledged that the application site has a large open area at the rear for parking. Details of the parking provision (including any allocated space for staff), along with cycle parking should be provided for assessment in the formal planning application. Hertfordshire County Council's Highways team would be consulted at application stage.

SUSTAINABILITY AND CLIMATE CHANGE

Policies CC1 and CC2 require all developments to demonstrate how carbon dioxide emissions will be minimised across the development site taking account of all levels of the energy hierarchy. Suitable information should be provided with the submission of an application to demonstrate the percentage reduction in carbon emissions along with other measures. It should also be noted that the Council have adopted a Sustainability Supplementary Planning Document and therefore any application will need to take this into consideration. A Sustainability Checklist/Statement is required alongside an application.

LANDSCAPE, ECOLOGY AND BIODIVERSITY

Details of soft and hard landscaping and boundary treatment including the colour, and materials should be provided alongside a planning application. The Council's Landscape Officer would be consulted at application stage.

Policies NE2 and NE3 of the District Plan require developments to enhance biodiversity and create opportunities for wildlife and retain/maintain features of biodiversity value, particularly the protection of habitats of protected species. There is mandatory 10% BNG required under Schedule 7A of the Town and Country Planning Act 1990.

In the previous full planning application, Officers raised no objection to the scheme, regarding ecology and BNG information subject to conditions regarding details of soft and hard landscaping, tree retention and projection, landscape implementation, BNG implementation, etc. At this stage if there are no amendments or deductions to landscaping or biodiversity enhancement will be made on the landscape, ecology and BNG matters, it is considered that the proposal would likely accord with policy.

WASTE AND RECYCLING

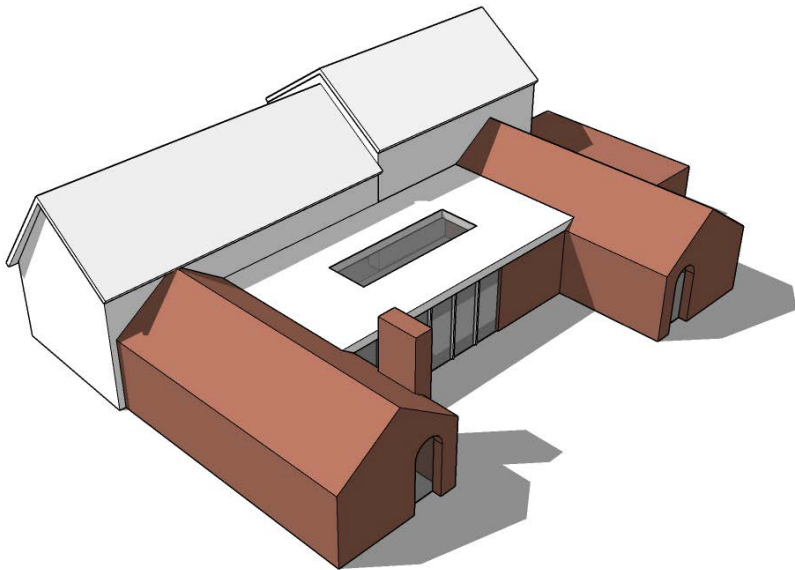
Policy DES4(e) requires developments to provide adequate refuse and recycling facilities to be provided on site. Details of the bin store including commercial and residential use should be provided alongside a planning application.

CONCLUSION

On the basis of the information submitted, the proposal is likely to be supported in its current form subject to the details mentioned in this response being provided in the formal planning application.

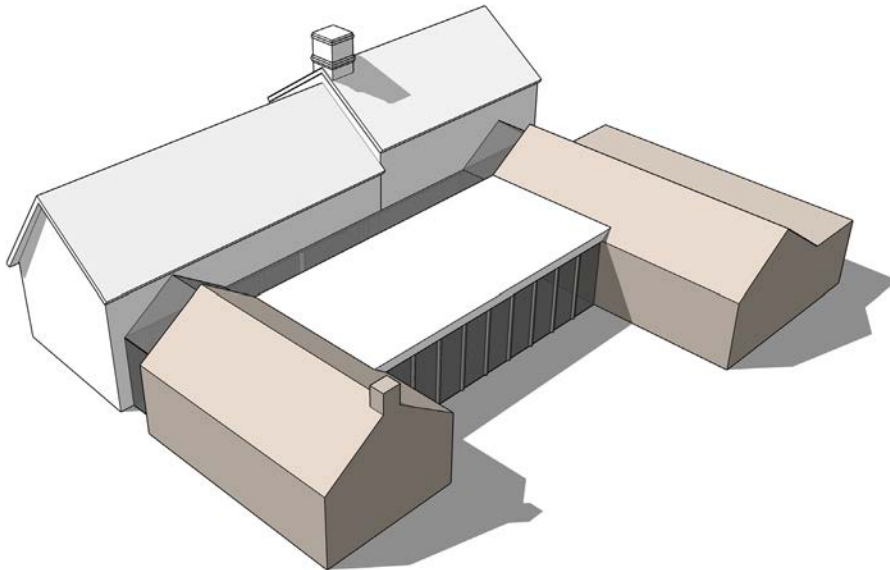
6.0 DESIGN DEVELOPMENT

01.



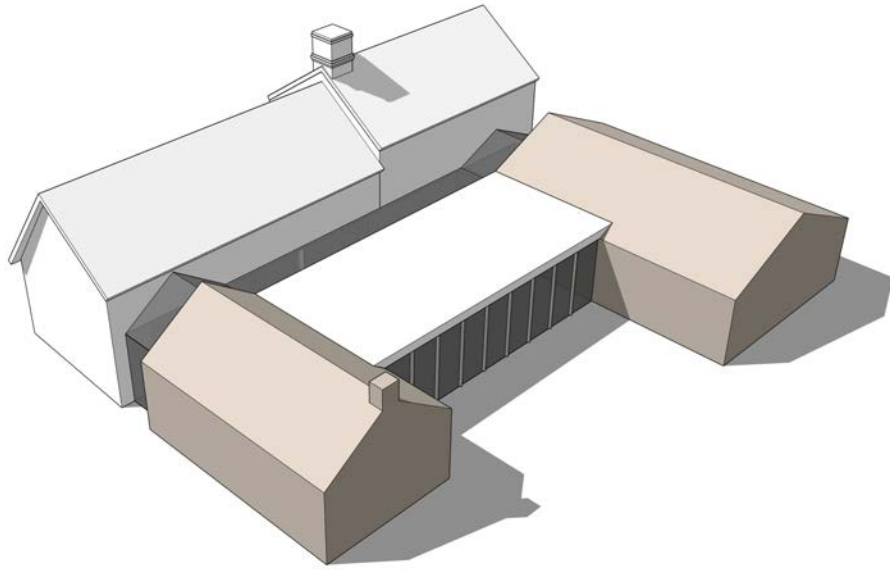
MASSING DEVELOPMENT 01
The Pre-App 01 Massing....

02.



MASSING DEVELOPMENT 02
Previous Submission Massing....

03.



MASSING DEVELOPMENT 03
Current Massing

SUMMARY

PROPORTION

The proposal maintains the key principles established in the previous submission, where care and consideration has been given to the relationship between the building components. As before, a grid and set of rules are maintained and applied throughout the proposal.

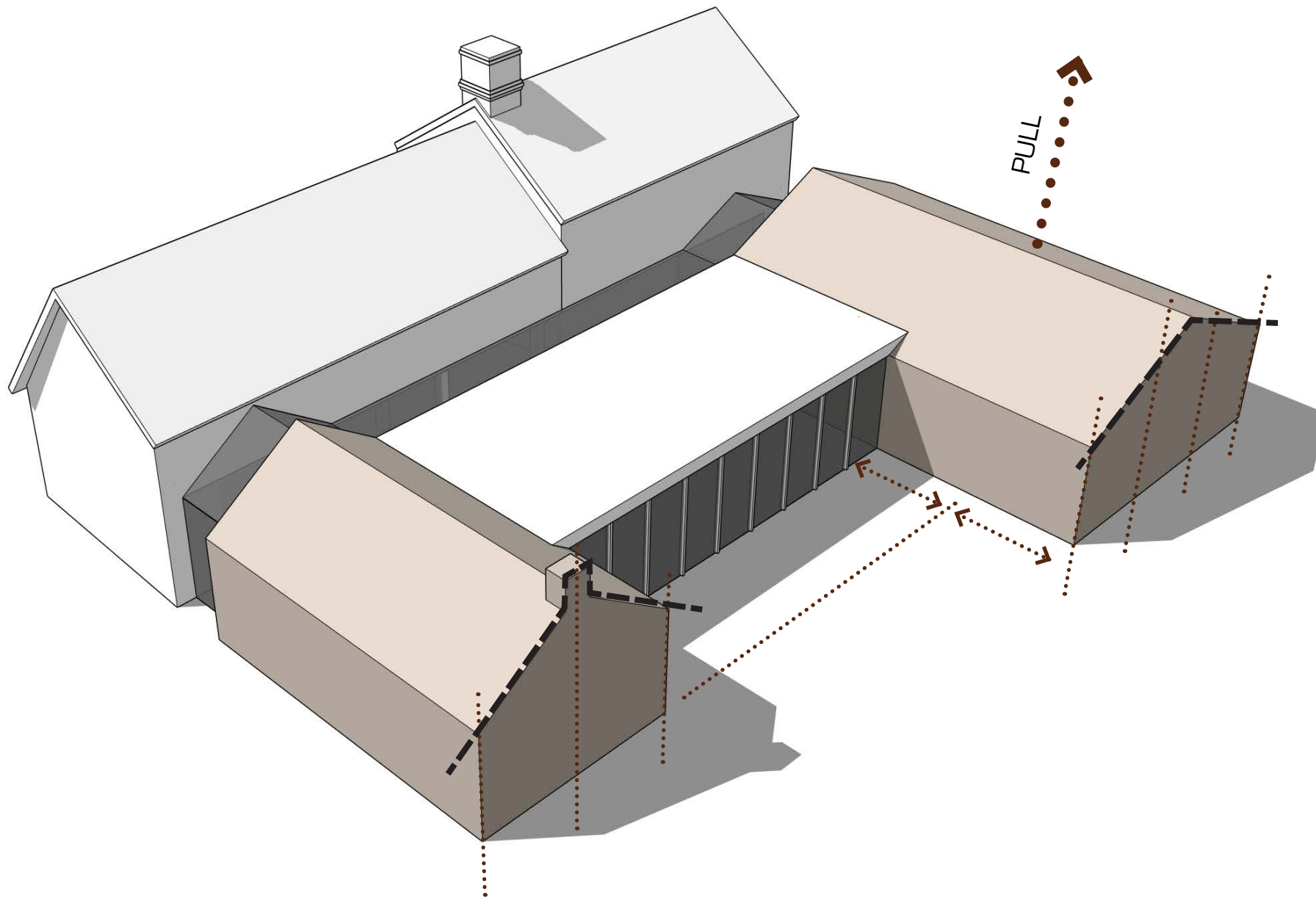
As set out in the previous submission, the 'Entrance Range' is designed to be 2no. bays, whilst the 'Kitchen Range' is designed to be 3no. bays.

MASS AND ARTICULATION

The primary move, differing from the previous submission, is the omission of the flat roof element facing to the North, facing the Nationally Listed Building. As such, the massing of the roofscape is simplified, articulated with two traditional pitched 'ranges', framing a more contemporary glazed linking element.

ARCHITECTURAL DETAILS

As with the previous submission, the current proposal seeks to use the reference material sourced from the Henry Moore archives, to re-introduce historical features and details. Those details are appropriately re-interpreted as part of a more contemporary architectural approach.



PROPOSED MASSING

01.

AMENDMENTS TO THE KITCHEN RANGE

Following detailed Officer and Conservation Officer feedback during determination of the July Planning Submission and the subsequent Pre-Application meeting in October, the kitchen range has been reconsidered with respect to its form, mass layout and materiality. These areas are summarised as follows:

LAYOUT:

The kitchen layout and associated ancillary servicing areas have been reconsidered to consolidate these within the footprint of the building. The current proposal, now facilitates the operational kitchen, chiller and dry store within the primary form for the building.

FORM AND MASS:

The previous submission proposed to break the kitchen element into two components, with the main kitchen area sitting under the pitched roof and the ancillary spaces within the flat roof section.

The revised proposal joins these elements into one component, under a combined pitched roof with a gabled end.

MATERIALITY:

Following engagement with the Local Authority and Pre-Applicaton feedback, the proposal has been amended to provided a more varied palette of materials. As part of this, the kitchen range has been changed to timber cladding, with a slate roof. This provides this element of the proposal with and identified character, differentiating it from the ‘entrance’ range and creating a hierarchy between the components.

02.

AMENDMENTS TO THE DINING ‘LINKING’ ELEMENT

Whilst the provision of a more contemporary linking element was welcomed, officer feedback suggested some amendments with respect to deign detail and materiality which have been updated as part of this proposal. These are summarised as follows:

DESIGN DETAILS:

Feedback was provided with respect to increasing the feel of ‘lightness’ and transparency within this element. Alongside this it was suggested that the ‘service doors’ would be improved if they were designed to feel more cohesive and part of the glazed system, opposed to separate elements.

As such, the previously proposed cladding above the service doors has been omitted, with these being designed to provide a fully glazed appearance. As such, the service doors now read as part of the lightweight linking element and are clearly visually separated from the adjacent rear building entrance.

MATERIALITY:

Both the decision notice and the subsequent pre-application response sited a clear preference for the removal of the proposed Corten roof, with preference given to a more vernacular, dark grey material.

As such and in line with the feedback received, the roof to the linking element is amended and proposes a Zinc finish. The roof is set to the minimum fall of 3 degrees, gently sloping from the low point at the front, to meet the glass roof light at the junction with the existing building.

03.

KITCHEN EXTRACT / ASHP’s

As part of the amendments to the kitchen range and associated layout, the design, layout and position of the kitchen extract has been considered and it is now proposed to position this further south, increasing the distance between this and the neighbouring Nationally Listed heritage asset. In addition, the proposal has reconsidered the heating strategy and ASHP’s are now omitted.

For specific location details please refer to drawing;

BP030a - Existing and Proposed Site Overlay with Extract Positions

For performance information, please refer to;

The Hoops_Existing and Proposed Extract Summary

04.

DETAILING AND JUNCTIONS

As part of the amendments to the materiality, the detailing and junctions have been reconsidered. As part of this, some key amendments are summarised below:

GLASS LINK:

As previously proposed, a glass roof light was proposed to provide separation between the old and new forms. The amended proposal continues this detail on the Northern edge, incorporating the escape door.

PLINTH:

Having been previously raised, as the proposal seeks to incorporate a traditional weathering detail to the base of both the render and timber, where a dark grey / black masonry plinth is proposed.

7.0 THE PROPOSAL

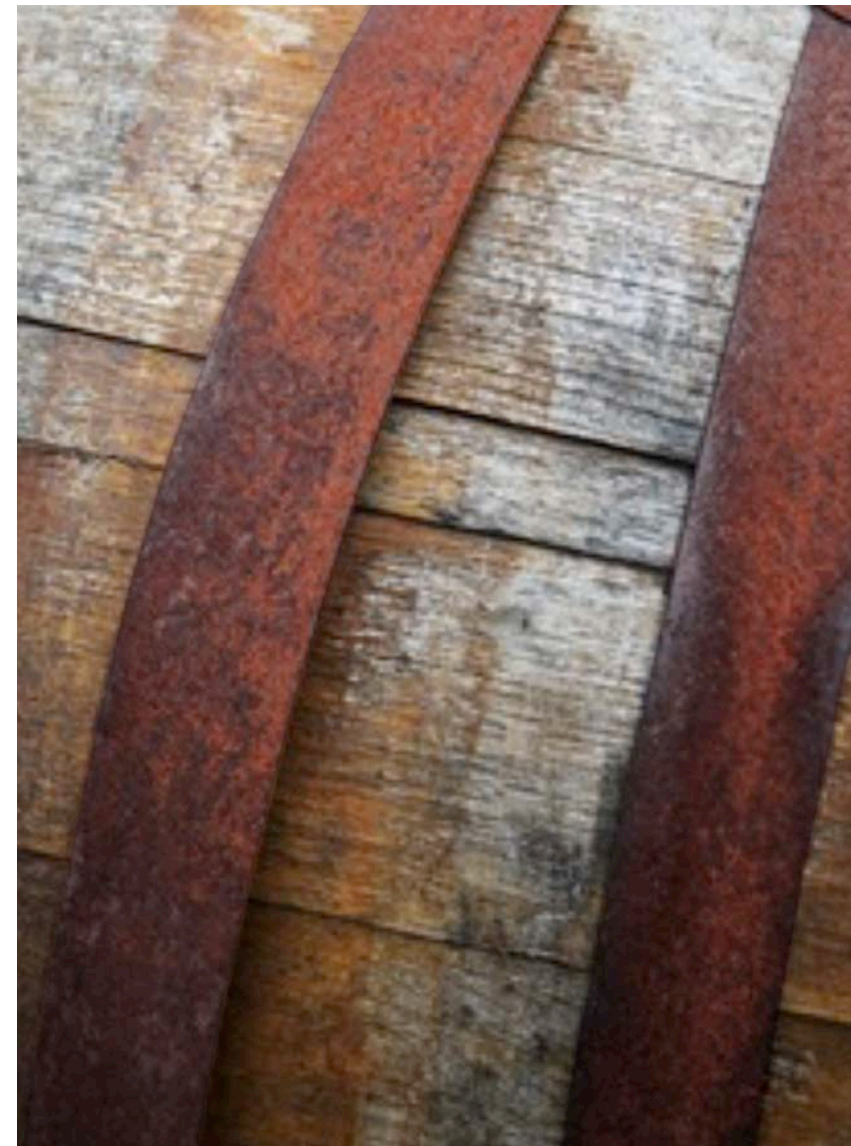
KEY DESIGN CUES



Design Cue 01_Rear Photo with Projecting Range / Chimney



Design Cue 02_Rear Postcard Print



Design Cue 03_Aged Timber Barrel and Rusted Hoops
(Facade / Landscape Materials)

THE SITE



PROPOSED SITE PLAN



FOCUSED SITE PLAN AREA

KEY AREAS AND COMPONENTS

The proposed application includes the proposed landscaping works to two key areas within the site; The Front and Rear Gardens.

A sensitive approach to the front garden, including the realignment of the front boundary, will see the existing tidied / maintained and the provision of new soft landscaping to provide a considered and tranquil proposal, suitable for the setting, facing the existing village green.

The rear garden will include carefully considered adaptations to both hard and soft landscaping to provide a usable space for external dining and that encourages use by families and their children.



KEY EXTERNAL AREAS

LANDSCAPE STRATEGY_FRONT

The front of the building offers great opportunity for improvement, by making some simple moves. The setting of the building is already strong, with a very attractive approach to the building from the village green, across a small timber bridge and along a meandering pathway.

It is not proposed to substantially alter, but rather enhance this with a series of sensitive moves that compliments sensitive upgrades to the front elevation. These are set out below:

Alignment of Northern Boundary Fence

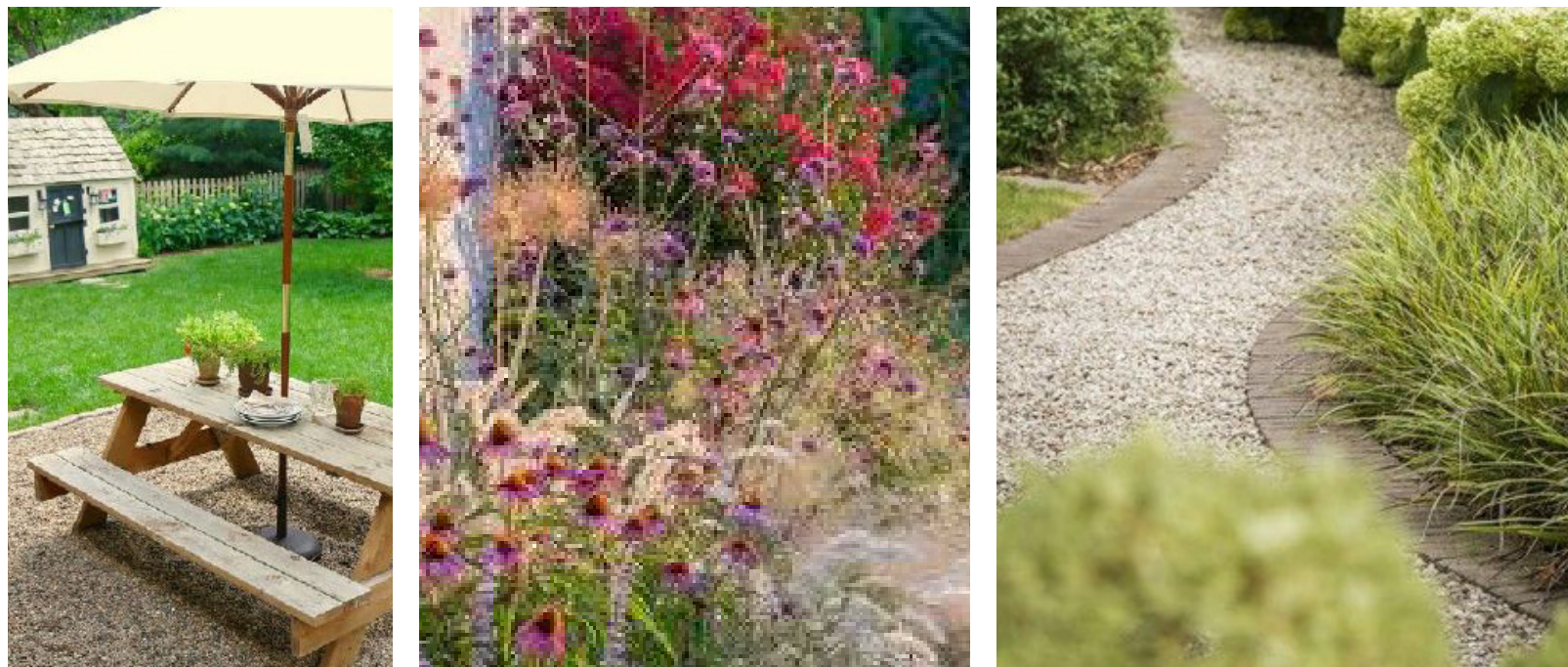
The boundary fence, running from the stream to the building (left hand side as approaching from Bridge) is proposed to be re-aligned as illustrated on the opportunities plan (Page 19). This will enhance the approach to the building, better framing the view towards the building when approaching from the West.

Creating a Sense of Place for Local Residents

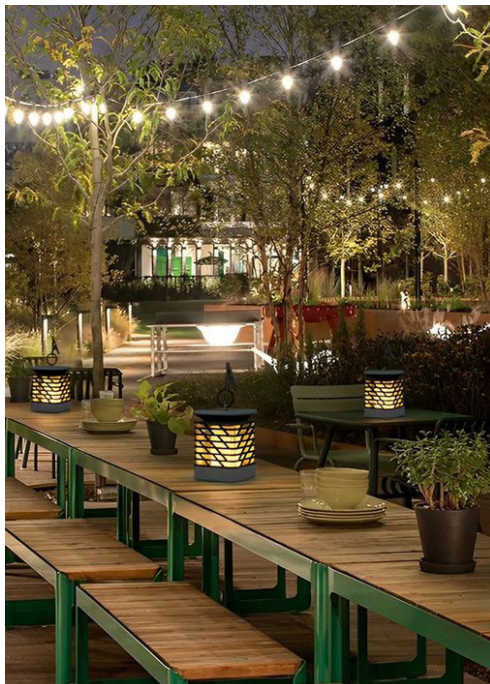
Historically, the landscaped area to the front of the building has been successfully used as a 'beer garden', with the incorporation of outdoor seating and tables (as illustrated opposite). It is proposed that this will be reinstated with high quality furniture, the introduction of some high quality hard and soft landscaping and new external lighting will promote both a welcoming entrance, along with a comfortable and inviting space to dwell, relax and enjoy the company of others.

Improved Hard and Soft Landscaping

In the first instance, the existing soft landscaping will be reviewed for quality and life-span. That retained will be maintained and then a sensitive landscape scheme to compliment the existing, using natural furniture, wild grasses, meadow style planting and an opportunity for the introduction of colour is proposed. Examples of which are illustrated over leaf.



FRONTAGE - LOOK AND FEEL



REAR - LOOK AND FEEL

LANDSCAPE STRATEGY

The existing, multi layered / levelled topography to the rear of the building offers a fantastic opportunity for an interesting, interactive, multi purpose space.

It is proposed that this area would be zoned, to provide intimate spaces for eating / drinking and socialising, along with areas that are focused for families and children. The topography will provide an opportunity for these spaces to co exist, providing high levels of natural surveillance between the two but ensuring that there is no conflict between the uses. The key spaces can be summarised as follows:

External Dining Space

It is proposed that the extensions to the building will offer an opportunity to provide some indoor / outdoor space that is naturally sheltered by the built form. An opportunity for a temporary canopy / festoon lighting is possible between the built form.

Natural Play

It is proposed and envisaged that the reinstatement of the pub will play an important role within the community, offering locals of all ages the opportunity to visit and socialise with one another. An important part of this is encouraging families to use and to feel comfortable at the venue. In the first instance, an predominantly grassed area with soft landscape features will be proposed, providing open space for play and activity.

ECOLOGY / BIODIVERSITY NET GAIN

Applied Ecology Ltd were appointed and carried out a provisional Biodiversity Net Gain (BNG) assessment. This assessment was completed using the Statutory Biodiversity Metric calculator (version updated 12 Feb 2024).

In summary, it was concluded that the proposed new building works would result in a small net loss of biodiversity and as such, it is recommended that it will be necessary to plant five new small trees within the wider site to deliver a biodiversity net gain of +10.00% . The landscape proposals include a number of new trees which is illustrated opposite.

In addition, it was further recommended that three swift *Apus apus* nest boxes are installed below the eaves on the north facing elevation of the pub as a biodiversity enhancement measure.

Please refer to the accompanying Ecological report for further details.

BOUNDARY TREATMENTS

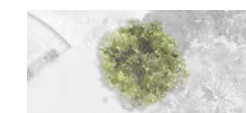
The proposals seek to reinstate new boundary treatments in a considered manner, so to provide secure, functional and aesthetically appropriate solutions.

To the North of the site, following the realignment, a 6ft close boarded fence will be reinstated along the boundary with Yew Tree Cottage, replacing the 6ft fence that currently exists. This fence will be continued around the wider extent of the Northern curtilage so provide security with the public footpath to the north and then used to secure the bin and LPG Gas Tank store.

Moving south, it is proposed that a low level, metal, estate fence will be provided, replacing the current low level timber fence. This will define the rear garden from the visitor car park, but be aesthetically appropriate and afford views towards the building when approaching from the East.

All hard boundaries will be supplemented with planting in front, to soften the visual impact of these elements.

KEY:



New Tree



Close Boarded Timber Fence with Planting



Half Height, Metal Estate Fencing



ACCESS

The public house is facilitated dual pedestrian access, from both the front and the rear, where gentle slopes work with the topography to provide level access to meet the requirements of Part M of the BRegs. The new extension will work with the existing levels, to maintain level access within.

Vehicular access for both visitors, refuse and emergency vehicles is facilitated using the existing access from the highway. no changes are proposed in this regard and therefore there are no issues with highway safety.

CAR PARKING

There are no proposed changes to the existing car parking arrangements, which provides the following; **76no. + 3no.** Disabled Spaces.

The 'Vehicle Parking Standards Supplementary Planning Document' states that, for public houses/bars, 1 space per 3sqm of floor space of bar area plus 3 spaces per 4 employees

The proposed extension provides a total of **133sqm** of bar / dining space which would trigger a requirement for **44no.** spaces plus those for employees. As such, the existing situation represents more than the minimum requirement.

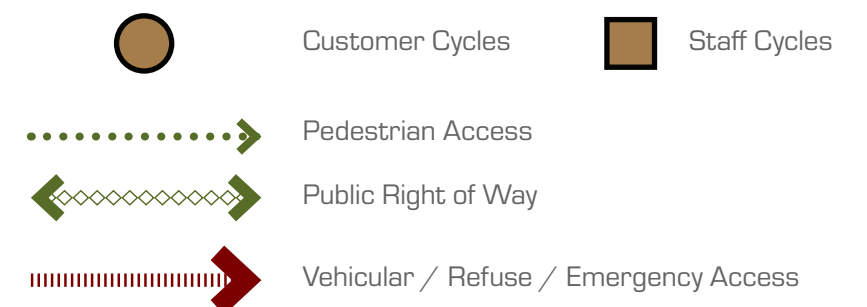
BICYCLES

On site Cycle parking provision is facilitated, providing secure storage for both customers and staff. Customer cycles are proposed to be stored in an easily accessible location near to the rear entrance, whilst staff cycle storage will be located to the north of the property.

The supplementary planning document noted above sets out a requirement for 1no. space per 100sqm ground floor area, plus 1no. space per 10 maximum staff.

Exceeding the Statutory requirements, provision is made for **6no.** customers spaces and an additional **6no.** staff spaces. Opportunity exists to add additional spaces should these be needed in the future.

KEY:



SERVICING

The Hoops is currently serviced from the front of the site, which given that service vehicles have to park to the rear, results in a poor solution that lacks efficiency, but also presents a safety issue as deliveries need to be wheeled / carried along the road which does not have the benefit of a pedestrian footpath. It also results in a Keg store being located to the front of the property, which detracts aesthetically from the front elevation.

As such, the new proposal facilitates servicing from the rear, allowing direct access from the car park to the kitchen and associated ancillary space. This is tied into the relocated LPG Gas tanks and the proposed location for the refuse store.

REFUSE / LPG GAS






A new, contained and screened store is proposed to the North of the site that will house both the refuse and the relocated LPG Gas tanks.

Provision will be made for both general and recyclable waste, with bins provided to meet the statutory requirements of East Herts District Council.

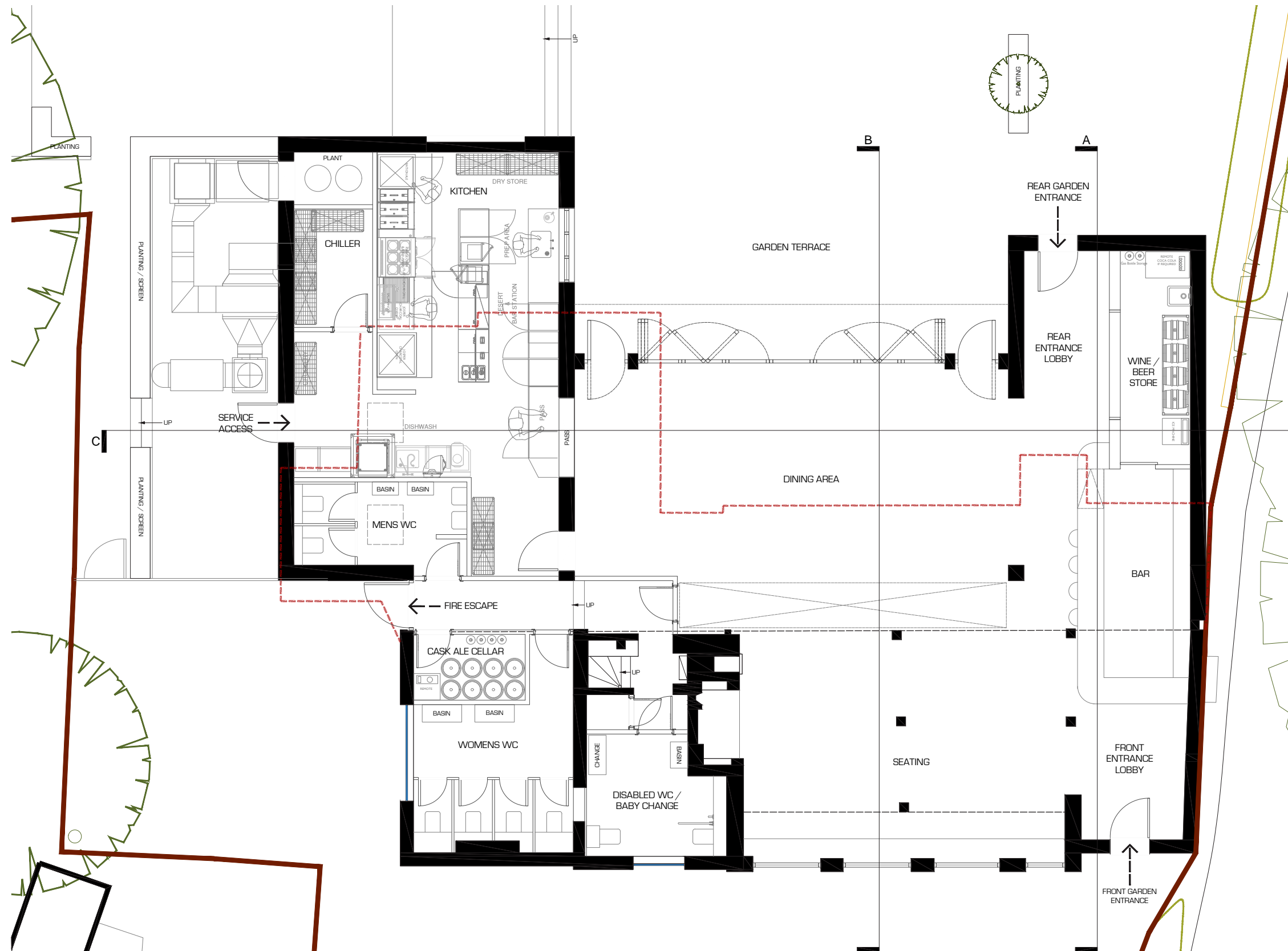
The proposed location not only provides an accessible location for refuse collection teams, but is equally accessible for staff as part of the wider pub operations.

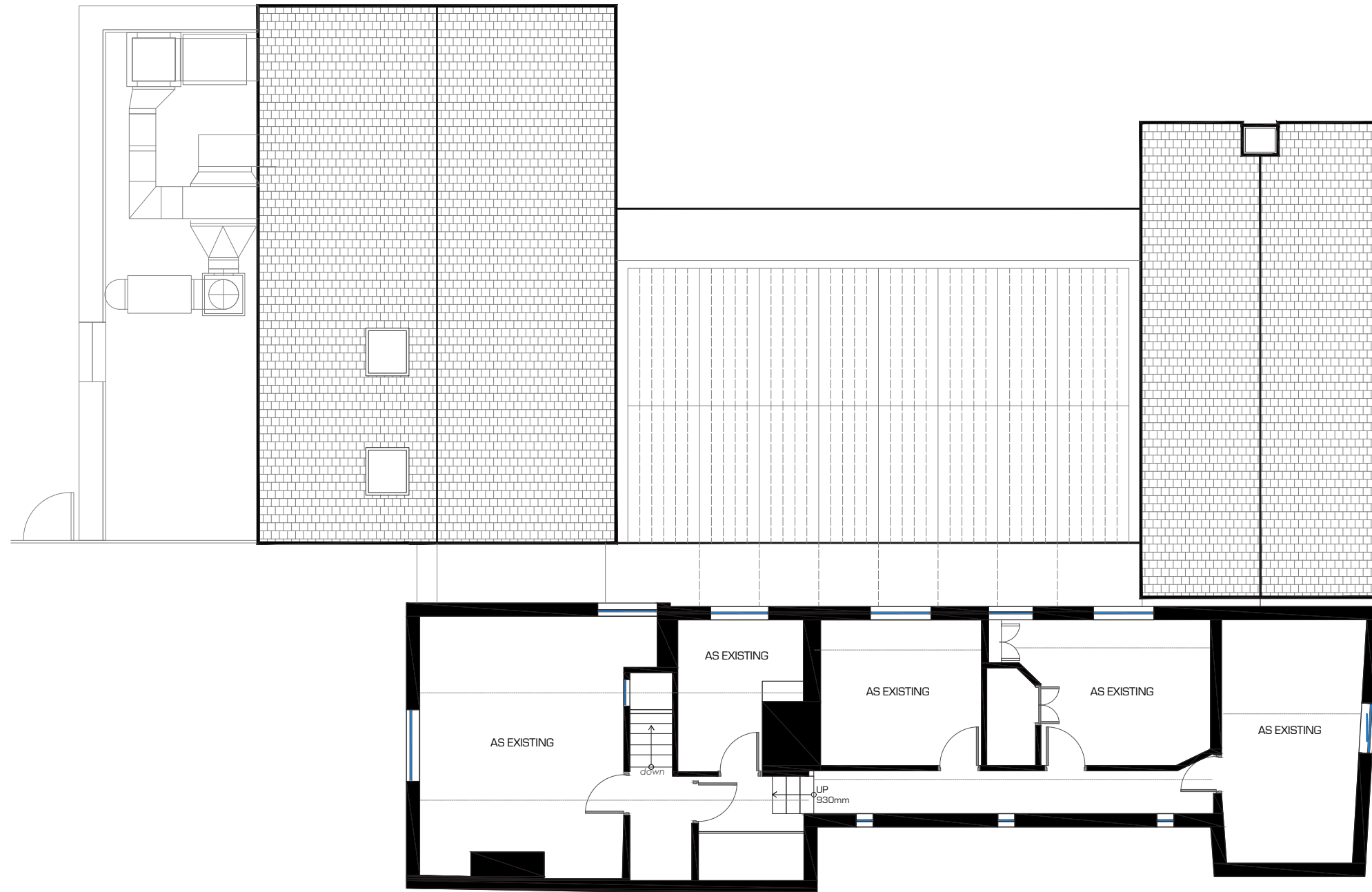


KEY:

-  Relocated LPG Tanks
-  Refuse Store
-  Delivery Drop Off
-  Previous Service route
-  Proposed New / Enhanced Service Route

GA PLANS





7

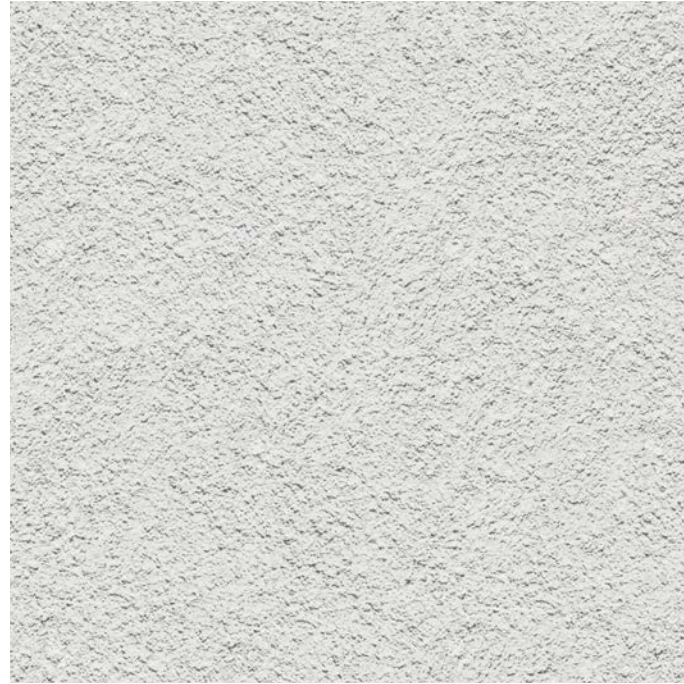
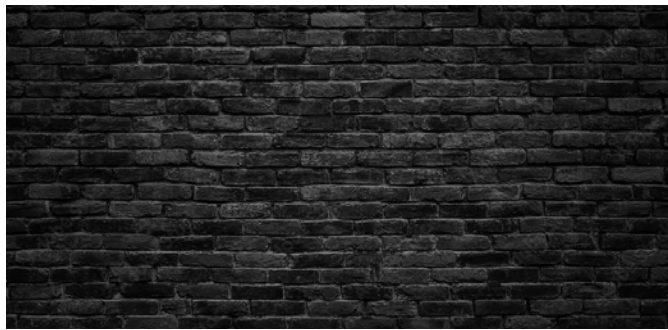
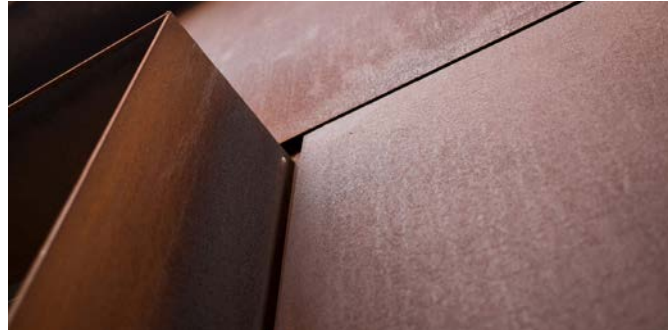
MATERIALITY AND
ARCHITECTURE



KEY FEATURES AND MATERIALS

Materials: Clay Roof Tiles / Slate Roof Tiles / Render / Facing Brickwork / Timber Cladding

Features: Gables / Chimneys



MATERIALITY

The use of a traditional material palettes is proposed, using the existing building as our cue, to propose a vernacular architectural response. Key will include, but not limited to:

FACADE:

- External Render
- Brickwork Plinth
- Clay Roof Tiles
- Slate Roof Tiles
- External Timber Cladding / Joinery

LANDSCAPE

- Weathered Corten Steel

ARCHITECTURAL APPROACH

A Vernacular Approach

The historical research to date and data / images sourced from the Henry Moore Foundation archive gives us a solid understanding of the buildings setting and it's original form / design.

As part of this research both architectural forms and details have been discovered which will act as key design cues for the emerging proposals.

These cues, along with the use of traditional materials will form the basis of the new proposals, Where the design would promote an honest extension to the building, something that is of its time but is sensitive to both the building and the wider context.



ILLUSTRATIVE VIEWS



AERIAL VIEW



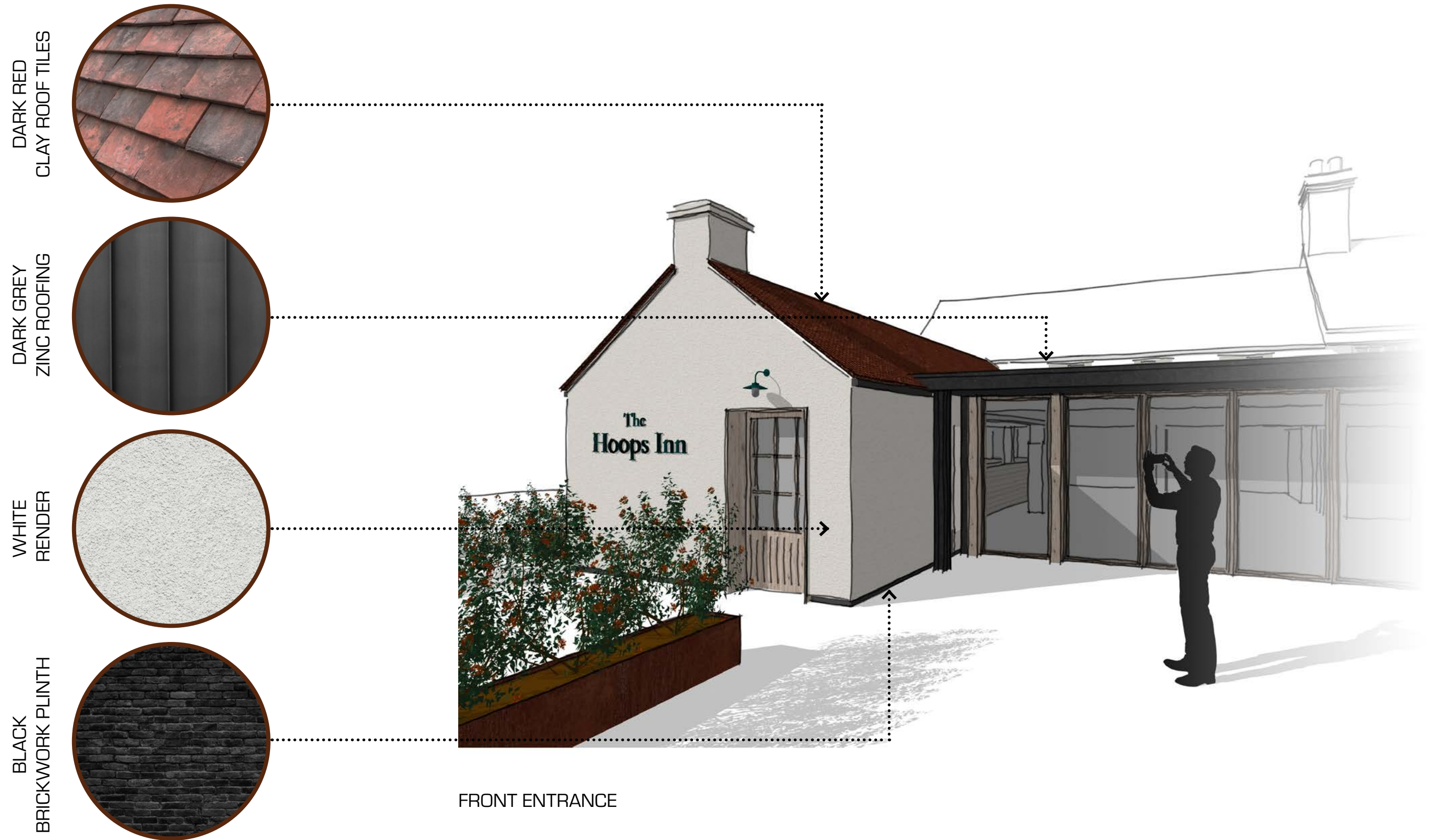
SECTION A - A



SECTION B - B

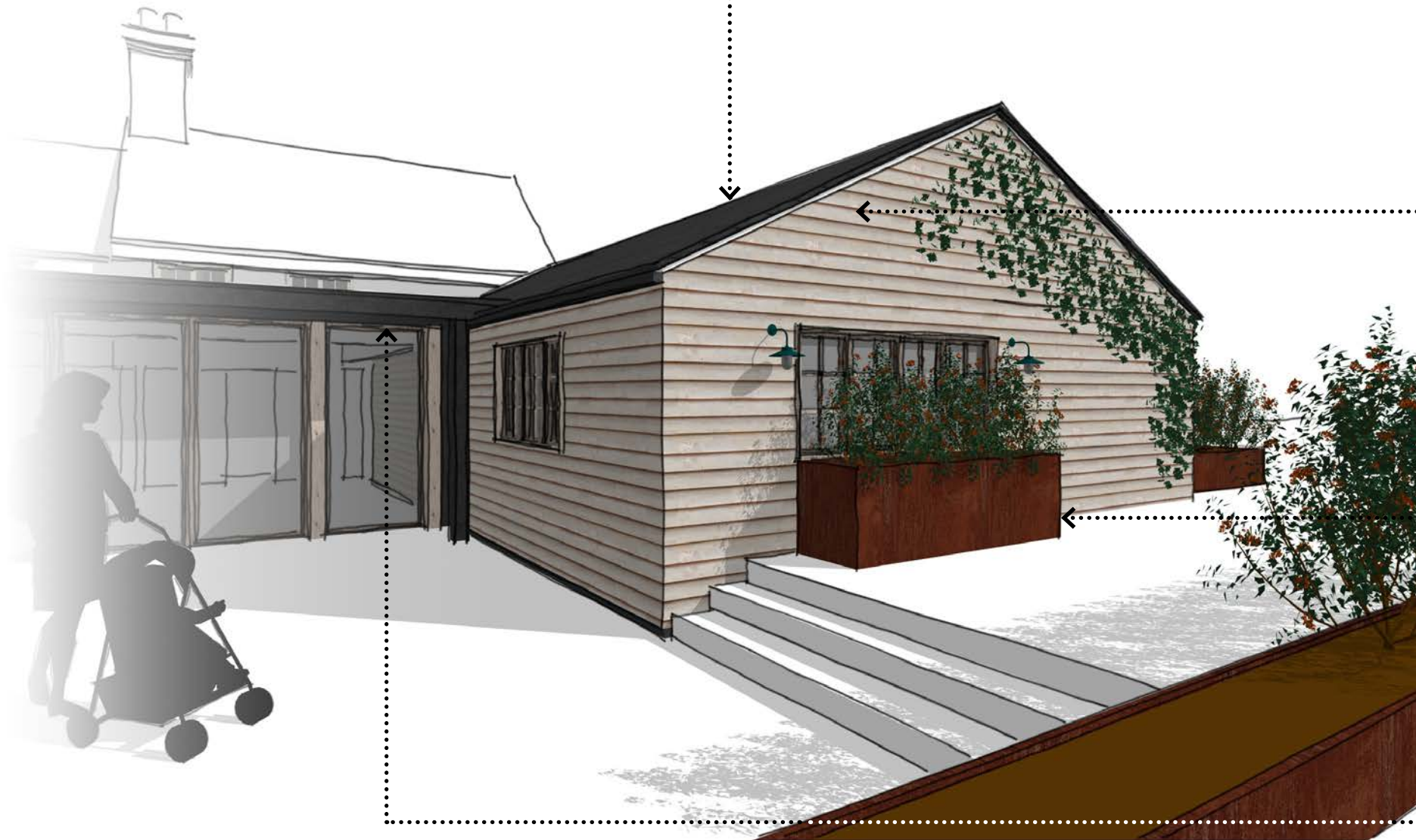


SECTION C - C



7.0 THE PROPOSAL

ILLUSTRATIVE VIEW_KITCHEN BLOCK WITH EXTERNAL BASIN



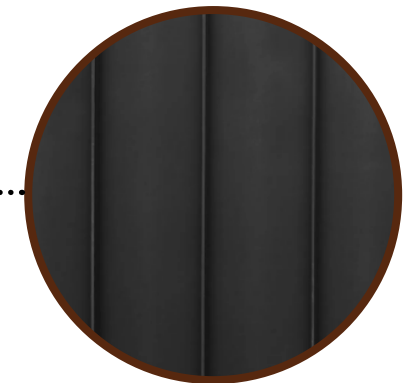
DARK GREY
SLATE ROOF TILES



LIME WASHED
TIMBER CLADDING



WEATHERED
CORTEN PLANTERS



DARK GREY
ZINC CLADDING

KITCHEN RANGE



REAR VIEW

8.0 CONCLUSION



CONCLUSION

In conclusion, this document, sets out the proposals for the extension of The Hoops Pub, Perry Green. Specific focus is given to the response to comments made during the previous submission and subsequent pre-application meeting.

The pub has been shut for a number of years and its loss is felt among the local community. The recent change of ownership, now in the hands of local custodians provides a great opportunity to reinstate this highly valued community and historic asset.

The buildings history, from an architectural but more importantly cultural / communal perspective has been explored, which has and will continue to act as a key source for inspiration to inform the proposals moving forward.

The proposals have been brought forward following ongoing and extensive engagement with the Local Authority. As such, we believe that a high quality proposal is submitted, that is sensitive to the existing building and it's context, whilst delivering a public house that is functional and viable and should bring benefit to the local community for many years to come.

PROJECTS BAYA

DYNAMIC | DELIVERABLE | DEPENDABLE