Globe Works Penistone Road
Sheffield S6 3AE
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DATE 05th June 2025
PROJECT Toby Carvery Cleadon Village
ADDRESS Front Street, Sunderland, Tyne And Wear, SR6 7PG

2615 – DESIGN, ACCESS & HERITAGE STATEMENT – REV A

INTRODUCTION

This statement is prepared in support of the submitted planning application and should be read in conjunction with the accompanying details, supporting documents, architectural drawings and planning application forms.

SITE DESCRIPTION AND ITS SURROUNDINGS

The Britannia Inn, is a prominent building in Cleadon village, Sunderland. It's located on Front Street and was one of two coaching inns in the area. The current building dates back to 1894, though it replaced an older structure that was a 17th-century. The building is not currently listed but the site is within a conservation area and is surrounded by rich heritage land features such as the Cleadon village pond and mature gardens associated with central Cleadon.

SITE ACCESS

The site is easily accessible from the A1018 (Shields Rd) with ample parking on site and space for deliveries off the road.

USE

The property currently trades as a licensed premise and this use will remain unaffected by the proposals.

HERITAGE STATEMENT AND JUSTIFICATION

The Britannia Inn in Cleadon village, which has operated as a Toby Carvery for several years was built in 1894, replacing a much older house, the 17th-century Matthew House, which had been a coaching inn. The inn has been a social hub in Cleadon for many years. The buildings main features are its unique 19th century stone/ masonry walls and decorative ornate trims/ moulds. Towards the rear of building/ extension are some 19th century style exposed timber rafters/ joinery with steep, slate roofs. The main structure of the Britannia inn still retains its 19th century timber windows.

The building has undergone many alterations throughout its history and is in need of a general uplift to make better use of the space, tidy up the site and prolong its use. The proposed works relate primarily to cosmetic issues and the removal of some of the modern additions from previous refurbishments and the addition of new ones but will be detailed on the attached drawings and in the description of works below.

Although the building is not listed the primary heritage features of the building and the overall scale and situation of the building will remain unaltered by these proposals, as such the impact of these alterations is relatively minimal and will only improve the aesthetics of site and not impact any surrounding heritage.

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LAYOUT, DESIGN & WORKS

EXTERNAL WORKS (also refer to the associated layouts)

The proposed works described below will not be detrimental to the overall character, appearance or setting of the existing landscaping and building on site.

Full re-decorations will be undertaken to all joinery elements with pre-decoration repairs as required to any damaged elements (including re-fixing loose cladding boards). Majority of existing flood lights on façade of building are to be removed as they currently are placed in hazardous locations. New LED floodlight fittings are to be in more appropriate areas to improve general lighting around building and aesthetics. New up/down “wallwasher” lights are to be installed along the public-facing facades to improve security, wayfinding and aesthetics from the car park and road. All electrical feeds to be internal chased to avoid excessive surface cabling, wherever possible.

Post with decorative festoon lights are to be fixed in ground to the inside boundary of the side garden. New Twinkle lights are to be added to the large tree and flood lights around the base of tree to help lighting in garden area and improve aesthetics and improve vision of site.

Existing yard area is to be extended including close board fencing of similar design to the existing to contain serviced activities associated with the premises. Ground surfaces to be altered to suit. These works will include excavation to prepare subbase for concrete. New walk-in unit is to be installed on new level section of concrete floor, New timber fence is to be appropriate height to visually cover new unit.

New twin flood light metal poles are to be fixed along the front boundary of carpark to give the carpark better lighting and improve safety. This will involve excavation where required and appropriate underground cabling/ trunking.

New in-ground planter is to be built at the carpark entrance to improve overall aesthetics and improve biodiversity. This will involve small amounts of demolition of existing tarmac.

SCALE OF THE PROPOSALS AND LOCAL NATIONAL POLICIES

The design is deemed to be of an appropriate standard and suitable for this site. The materials and finishes to be used and scale of the proposals are in keeping with the vernacular nature of the building and local area.

The proposed development is sympathetic to the scale of the building and its architecture, so will not have an adverse impact upon the local amenities or detract from the character of the area. Therefore, the submitted proposals are in line with current local and national planning policy guidance. It is considered that the proposals accord with the principles outlined within these policies.

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Consideration has been given to the overall layout and design of the proposals in accordance with the current NPPF, National Planning policy Framework (and other local and national policies that may still be relevant subject to the Local Plan) to avoid any detrimental and overbearing impact or loss of local amenity and privacy to surrounding properties. Proposed external works are to be in keeping with the character and scale of the surrounding architecture. The site has not been over developed and would not deprive neighbouring properties and residents of light, privacy or raise security/noise issues.
The proposals will not have a detrimental effect on the existing roads, sewers or public services.
The submitted proposals do not over develop the existing site.
It is considered that proposals of this small scale would be appropriate in the context of the area.

CLIMATE CHANGE MITIGATION

The efficient use of energy is a strategy that our client is passionate about and has been adopted to mitigate the effect of carbon emissions and to improve overall energy efficiency. Existing retained and new light fittings that are installed within the premises will be fitted with more energy efficient fittings i.e. compact fluorescents, LED lighting fitted etc. New external lights will be more energy efficient LED fittings with existing fittings replaced with LED fittings.

BIODIVERSITY STATEMENT

A biodiversity statement is not required as it is felt that a protected species or habitat is not likely to be affected by the proposals.

FLOOD RISK ASSESSMENT

The Environment Agencies current flood map confirms that the proposed development site is not within a Flood Risk Zone and is therefore considered a low risk of flooding. There has been no recent flooding reported by the management of the premises. This proposal does not indicate a change of use, instead works are required including minor landscaping works. The proposed works will not affect or alter the current drainage system which is assumed to run into an existing foul sewage system at present.

DAYLIGHT AND SUNLIGHT ASSESSMENT

There are no major changes that have the potential to negatively impact the existing levels of daylight or sunlight to neighbouring properties, therefore an assessment is not required.

ACCESS STATEMENT

The proposals do not affect the current access to site.

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TRANSPORT STATEMENT

All existing customer vehicle access into the site, parking arrangements, deliveries, refuse collections and public transport links will remain unaffected by the proposals.

EMPLOYMENT STATEMENT

N/A

CRIME PREVENTION

Our client always operates a company policy to provide a safe and friendly environment for guests and staff. An improved safe environment will be achieved with the use of new and existing external lighting, CCTV and high management standards employed by our client. The above is implemented to prevent any criminal or unsociable activities taking place.

CONSULTATION

No pre-application advice has been sought from the local planning authority prior to the submission of this application. Reference has been made to the National Planning Policy Framework (NPPF) and Local Development Plan Documents where relevant. No initial consultations have been undertaken.

CONCLUSION

The proposal offers continued economic viability to the building and will provide substantial benefits for the area, in terms of economic growth and the contribution to the local amenity and street scene. The designs will ensure the preservation and improvement of all biodiversity features.