THE WAGGON & HORSES
184 GREAT NORTH ROAD
ETON SOCON
ST NEOTS
PE19 8EF

PROPOSED ADDITION OF A NEW TENSIONED FABRIC STRETCHED TENT STRUCTURE LOCATED OVER THE EXISTING EXTERNAL CUSTOMER SEATING AREA LOCATED TO THE REAR OF THE MAIN PUBLIC HOUSE PREMISES.

HERITAGE STATEMENT

INTRODUCTION

This application is for planning and listed building consent for the installation of a new tensioned fabric stretched tent structure, to be positioned over the existing external customer seating area located to the rear of the main public house building, to the southeast corner of the application site.

The proposed development is detached from the main public house building and does not involve any alterations to the main building internally or externally.

Punch Limited owns and operates the Waggon and Horses Public House, which is a Grade II listed building.

The proposals are described in this Statement, which is proportionate to the scheme under consideration.

THE SITE

The application site is located in a prominent roadside position the heart of the village of Eton Socon on the Great North Road from Wyboston to St Neots.

The building has stood since the late C18 and has clearly had late C20 additions to the rear.

The site itself is located on The Great North Road to the east side with a car park to the rear and is close to the junction with Shakespeare Road to the south. To the southeast corner of the site, adjoining the car park area there is an area of external customer seating, with an artificial grass type surface finish.

The south, east and north boundaries are timber fencing and the west side of the building fronts onto the main footpath to Great North Road.

The rear car park has 15 parking spaces.

The building was listed in March 1964, and details of the listing are as follows:

> Grade: II
>
> EATON SOCON 1590 GREAT NORTH ROAD (East Side)
>
> No 184 9.6.71. No 186 (Wagon and Horses Public House) TL 1659 4/91
>
> C18. 2 storeys and dormers. Irregular range with 5 windows. Old tile roof. Painted brick with dentil cornice. Sash and casement windows with glazing bars. Ground floor with hipped, tiled splayed bay window. Entrance on return.
>
> Listing NGR: TL1696659048

The Waggon and Horses public house is a very important asset within the village of Eton Socon being a traditional pub and restaurant and small external drinking area to the South.

Like most village pubs it has a variety of roles; it helps create cohesion, it provides local character, contributes to the local economy by employing staff from the village and nearby locations and wherever possible, supports local businesses by using their suppliers for goods and services.

In addition, the Waggon and Horses provides an important focal point for all residents of the local community and tourists to the area.

PLANNING HISTORY

The following planning and listed building applications have been submitted historically for this site.

24/00304/LBC
Proposed installation of new aluminium framed secondary glazing to existing windows internally at Ground and First Floor Levels.

21/01933/FUL
External alterations to form an external drinking area with roofed timber pergola structure with festoon lighting and fixed seating, erection of an external cold store and dry goods store, erection of a timber shed and alterations to hard landscaping.
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21/01934/LBC
External alterations to form an external drinking area with roofed timber pergola structure with festoon lighting and fixed seating, erection of an external cold store and dry goods store, erection of a timber shed and alterations to hard landscaping.
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0600266FUL
Alterations to public house
Wagon And Horses 184 Great North Road Eaton Socon St Neots Cambridgeshire PE19 8EF

0600267LBC
Replacement of window with door and internal alterations
Wagon And Horses 184 Great North Road Eaton Socon St Neots
Cambridgeshire PE19 8EF

9200961FUL
Extension and alterations to public house
Wagon & Horses 184 Great North Road Eaton Socon St. Neots
Cambridgeshire PE19 8EF

9200962LBC
Extension and alterations to public house
Wagon & Horses 184 Great North Road Eaton Socon St. Neots
Cambridgeshire PE19 8EF

8800057ADV
Illuminated signs and floodlighting
Wagon & Horses 184 Great North Road Eaton Socon St. Neots
Cambridgeshire PE19 8EF

8800058LBC
Additional signs and external lighting
Wagon & Horses 184 Great North Road Eaton Socon St. Neots
Cambridgeshire PE19 8EF

PROPOSED WORKS

For details of the proposed development refer to the accompanying application drawings:

1317-P-100 Site Layout as Existing.
1317-P-101 External Area Layout as Proposed.
1317-P-102 External Elevations as Existing 1 of 2.
1317-P-103 External Elevations as Existing 2 of 2.
1317-P-104 External Elevations as Proposed 1 of 2.
1317-P-105 External Elevations as Proposed 2 of 2.
1317-P-106 Site Location Plan and Block Plan.

The proposed development is wholly contained within the area of the site that is currently used as an outside customer seating area and is located to the southeast corner of the site. There are no alterations proposed to the interior or exterior main public house building, or to any existing outbuildings, and the proposed development has no direct attachment to any of the main public house buildings.

The proposed development consists of the addition of a new tensioned fabric stretched tent structure to be erected above the existing outside customer seating area located in this area of the site.

The new tent structure will have a three-ply heavy duty tensioned fabric roof structure, which will span from central apex support poles, and perimeter steel tensioning posts. The tent sides will have removable or roll up fabric panels, which can either be secured in place, or rolled up or removed to provide additional ventilation or a more open feel.

The tent structure will have low energy bulb LED festoon lighting added under the roof, which will give off a warm white colour glow, and will also be fitted with infra-red

electric heaters mounter to the central apex poles, along with portable gas or electric patio heaters. The existing artificial grass surfacing, and existing seating and planter boxes in this area will be retained. In order to locate the new stretched tent structure some existing festoon lighting and timber posts in this area will be removed from their existing locations.

The stretched tent structure is located over an existing area currently used by customers wishing to site outside and adjoins the existing car park at the rear of the main premises. The side is surrounded by timber fencing to the northern, eastern and southern boundaries. No alterations are proposed to the existing car park area or existing boundary treatments.

There are no features of any architectural significance on which the proposed scheme would have any impact. The proposed works are to the rear of the building within the existing car park.

There are no trees or vegetation in the immediate vicinity of the proposed development. The applicant is aware that there are a number of trees located along Shakespeare Road, and the proposed excavations required for the steel tensioning posts will be dug by hand. Whilst the location of the posts along the southern side of the proposed stretched tent should be outside of any tree root areas, carrying out hand dug excavations will ensure any roots that may be encountered can be left undamaged.

No additional floor space or site area is being created through this application.

Use.
No change of use is involved. The public house will remain with an area of external customer seating space and car parking to the rear.

Amount.
The new tensioned fabric stretched tent will cover an existing area used by customers wishing to site outside. The new structure covers a floor area of 154m2. The apex point height of the roof will be approximately 3.80m above ground level, with the low roof point being approximately 2.30m above ground level.
No internal alterations to the main public house building are proposed as part of this development.

Layout.
The overall layout of the public house site remains the same. The proposed development is over an area that is currently used as outside customer seating space.

Scale.
The new structure covers a floor area of 154m2. The apex point height of the roof will be approximately 3.80m above ground level, with the low roof point being approximately 2.30m above ground level. The overall plan dimensions of the new tent structure at its largest points are 17.65m x 9.90m. The proposed development is over an area that is currently used as outside customer seating space.
No internal alterations to the main public house building are proposed as part of this development.

Landscaping.
The proposed development will retain existing movable planter boxes, does not involve the loss of, or impact upon, existing landscaping or habitable areas.

Appearance.
The new stretched tent is constructed from a three-ply heavy-duty fabric material to the tensioned roof and side panels. This fabric will have a ‘chino’ / khaki type colour, standard to the suppliers colours.
The apex point height of the roof will be approximately 3.80m above ground level, with the low roof point being approximately 2.30m above ground level.

Example photos supplied by the stretched tent supplier are included below for reference.






Bench

Access.
The proposed development does not impact on the current internal or external access to the building or site.

Pedestrian access will remain as existing and will not change because of the proposed development.

HERITAGE STATEMENT

> **In determining applications, local planning authorities should require an applicant to describe the significance of any heritage asset affected, including any contribution made by their setting. The level of details should be proportion to the assets important and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should be consulted on the heritage assets assessing using an appropriate expertise where necessary.**

The building was listed in 1964 and is in a prominent roadside position along Great North Road.

The heritage listing covers 5 windows, old tile roof, painted brick with dentil cornice, sash and casement windows with glazing bars, ground floor with hipped, tiled splayed bay window.

The proposed development is detached from the main listed building and does not have any impact on any of these and other heritage assets of the building.

The proposed development is for a separate tensioned fabric stretched tent structure located over an existing external customer seating area located to the rear of the main public house building, which will provide a sheltered external area for customers, and will benefit the business without having any impact on the listed building itself.

> **Where a site in which development is proposed or has the potential to include heritage assets with archeological interest local planning authorities should require the developer to submit an appropriate desk-based assessment and, where necessary a field evaluation.**

The ARCHI database has found no archaeological sites within 10 km of Eton Socon. Data from British Archaeological Records, Historic Sites and Monuments Databases, Local History Sources, Metal Detecting and Treasure Hunting Reports and Archaeology Research Reports.

> **Where a development proposals will lead to less than substantial harm to the significance of a designated heritage asset this harm should be weighed against the public benefits as proposed including the optimum viable use.**

The site is currently used as a public house serving the local area.

Village pubs in general are a part of the fabric of life within their village and can play a pivotal role in the village community. For many, the village pub is about bringing people together and are an icon of British life. But unfortunately, too many are closing their doors for good. – current figures showing almost 30no per week.

Public houses have ability to adapt and cater for changing lifestyles whilst remaining at the heart of the community but like any small business they need support, investment and protection.

Public houses are no longer male only, anti-family places they may once have been perceived to be, a great deal can be attributed to the increased quality and diversity of what pubs offer.

The Waggon and Horses is more than just a business, and more than just a drinking establishment, with a well-supported restaurant, which is required to keep the business afloat. As a public house it cannot survive on wet trade sales only, therefore it provides a very real and important service to the community, and this helps strengthen social networks between people who might not otherwise meet.

The public house being in the heart of the village is also a popular location for tourists visiting the area together with families who can make use of these proposed facilities with the new covered external seating area.

The location of the proposed development ensures that there will be no harm to the significance of the designated assets and therefore this does not have to be weighed against the public benefits of the proposal. Although securing a long-term economic use of the public house does give its optimum viable use.

Value
This is a grade II listed building in a conservation area with very strong character and integrity and other built heritage can be shown to be of good quality in their fabric and historical association. The proposed development will provide a high value addition to the business, ensuring its future viability, and positive contribution to the local area and local economy.

Magnitude
No changes are proposed to the main listed building by the proposed development, therefore there are no discernible changes in the baseline conditions set out in the building listing.

CONCLUSION

None of the sites listed assets will be affected by the proposed development, which is detached from the main buildings.

This is a positive approach to development to a listed building site with the proposed development being detached from the main building, with key assets retained and not affected.

In order for this vital community asset in Eton Socon to remain and to be able to support itself, modern intervention is sometimes required to meet the up-to-date standards, in this instance an improved external drinking area offering family facilities and a new comfortable external seating area for customers.

Once a village pub has gone it is difficult to bring them back, and this is already the case in neighbouring villages who have now lost their focal point and community asset.

We therefore respectfully request that this application be supported.