

DESIGN AND ACCESS STATEMENT

THE CLOCK FACE AND ASSOCIATED STABLE BLOCK, 54 DERBY STREET, PRESCOT

INTRODUCTION

This Design and Access Statement has been prepared to support an application for listed building consent for work to the Clock Face public House and its associated stable block, both located at 54 Derby Street, Prescott.

The proposed works comprise:

“Minor external alterations and repairs.”

This Design and Access Statement should be read in conjunction with the supporting Heritage Statement, Covering Letter and submitted plans which provide further detail on the works.

THE SITE

The Clock Face is an established public house / restaurant in the ownership of Daniel Thwaites PLC. Alongside the pub/ restaurant, the Clock Face provides ancillary overnight hotel accommodation at first floor level. Manager residential accommodation is also provided at first floor level. The associated outbuilding range (referenced as the stable block located to the northeast of 54 Derby Street on the statutory listing) is part used for ancillary storage.

The site lies in a prominent location on the northeast side Derby Street on the western edge of the historic town of Prescott.

The Clock Face forms part of a larger terraced row; the southeast elevation of the building directly abuts the rear edge of the public footway and is contiguous with adjoining number 52 Derby Street which is collectively listed with the Clock Face (54 Derby Street). Adjoining number 52 to the north are four terraced cottages, also collectively listed Grade II (NHLE: 1283501). These cottages whilst of a contemporary early 19th century date are more diminutive in scale and simpler in detail.

The principal frontage of the Clock Face is orientated southwest overlooking the carparking area serving the public house and hotel rooms to the first floor. The carparking area is rectangular in form and bound to the southwest and northeast by red brick walls with stone copings, the wall to the

northeast being higher. To the southeast, the boundary is defined by a lower, more formal tooled and coursed red stone block wall with half round red stone copings.

Vehicular and access into the carpark is available to the immediate south of the building and is defined by two, decorative red sandstone gate piers.

The outbuilding range is located to the northeast of the Clock Face. The building extends to two storeys in height and has red brick walls and slate roof tiles.

Between the outbuilding and the north, rear elevation of the Clock Face is a small yard which has a mix of stone sett and cobble surface finishes. Access into the yard and the outbuilding is via metal gates to the southwest which are set within a red brick boundary wall.

Both building statutorily listed at Grade II (NHLE references 1075502 and 1283501 respectively) and are located within the boundary of Prescott Conservation Area.

AMOUNT

The application site extends to approximately 0.756 acres.

No change is proposed to the floor area of the pub/ restaurant and hotel bedroom space.

No change is proposed to floor area of the outbuilding range.

Car parking at the site will remain as existing.

LAYOUT

No changes are proposed to the internal layout of the buildings.

SCALE & MASSING

Not relevant.

EXTERNAL APPEARANCE

The proposed works within the application area two-fold, firstly the application seeks to regularise minor works undertaken comprising the installation of cellar colling units to the north elevation of the Clock Face, the installation of satellite dish to the south elevation of the stable block and the reinstatement of a brick chimney stack on the stable block which was partially dismantled to a safe

height following advice from a structural engineer who identified safety concerns around the stack following removal of vegetation growth. Secondly, the application seeks consent to undertaken minor repairs and maintenance to the external envelope of the stable block to ensure it is maintained within a weathertight condition whilst options for its long-term reuse are explored by Thwaites.

None of the proposed works have been identified as causing harm to the significance of either listed building or to the special character and appearance of Prescott Conservation Area. The works are overall considered to be beneficial to heritage significance with the new additions (cellar colling units and satellite dish) sited and / or finished to be discreet additions to the buildings which are necessary as part of the operation of the Clock face a pub, restaurant, and hotel.

The effect of the proposals upon the character of the buildings is discussed in greater detail within the accompany Heritage Statement.

ACCESS

No changes are proposed the access to the site or premises