INTRODUCTION

This statement has been prepared to accompany a full planning application for the proposed extension and change of use of a public house to a nursery.

The statement should be read in conjunction with the drawings and documents submitted as part of the application.

THE NURSERY

The nursery core hours will be from 8am-6pm, Monday to Friday. Weekend opening will depend on demand for additional childcare. The nursery will be open on Bank Holidays, to assist parents who work during holiday periods.

The applicant is keen to develop weekend uses for the community such as: mum and baby massage; or baby yoga; or use of space for birthday parties.

The nursery will eventually employ 30 staff and accommodate up to 125 children, with the company offering to pay for or subsidise public transport travel cards for staff use. This has become company policy at their other nursery, in support of sustainable community friendly transport.

There will be a focus on the nursery becoming ingrained in the locale with a discount for residents living within walking distance and the use of local, ethically sourced food and partnerships, such as food preparation lessons to reinforce community links.

The applicant will approach local businesses to establish the likes of a parent’s coffee club, so parents stimulate local trade and community, which the applicant has done successfully before.

USE & AMOUNT

The proposal seeks to replace the public house which is an A4 use, with a D1 nursery use. Policy PSP34 - Public Houses of the South Gloucestershire Policies, Site and Places Plan, states:

The Council supports the retention of Public Houses.

Development proposal(s) for the change of use, redevelopment and/or demolition of a Public House will be acceptable where:

1) the proposal(s) does not constitute the loss of, or would compromise the viability, of a service of particular value to the local community; or

2) it can be demonstrated that use as a Public House is no longer viable; and
3) the proposed alternative use will not detrimentally affect the vitality of the area and the character of the street scene; and
4) significant external heritage assets features are retained.”

From the above, as the nursery is a community facility it can be said the proposed use is appropriate and would make a positive contribution to the local community.

The public house has been closed since 2017 and during a period of marketing that commenced in 2016 no leaseholders came forward. Indeed, when it was last open the pub suffered from a good deal of anti-social behaviour and security issues such that its conversion to a much needed, more benign community use, such as a nursery, should be welcomed.

Certainly, the proposed new use will contribute positively to the local vitality of this part of the High Street and perhaps most importantly, retain all the key features of the existing building with no effect on the character of the street scene.

THE SITE

The site comprises a disused public house in a deteriorating state of repair in Kingswood, on the eastern outskirts of the city of Bristol.

To the west of the site is Station Court, a recent development of new homes; To the east, over a 1.8m high brick wall, are terraced houses facing High Street; To the north is the pub garden; while, to the south, is the main road on the other side of which is a motor sales garage.

High Street slopes away eastwards, such that the application site is 900mm lower than Station Court on its western flank.

CONTEXT

This part of Kingswood is characterised by dense Victorian urban development, comprising terraced housing on narrow plots interspersed with commercial industrial units and some recent housing.

FORM & SCALE

The existing pub building is to be retained. Currently, to the rear of the building there is a poorly constructed two-storey rendered, flat roof extension with single storey brick built outbuildings around a courtyard. All of these buildings are in state of dilapidation and therefore this proposal seeks permission to demolish the rear

Proposed Nursery, Old Flowerpot Inn, Kingswood

Clockwise, from top left:
Flat roof rear extension to be demolished; View of rear courtyard with main pub building to left; Outbuildings to northern side of rear courtyard; View from Station Court - the existing eastern boundary comprises brick and stone walls.
extensions, including the outbuildings and replace them with a full width two-storey extension and single-storey flat roofed buildings of the same height in the same location as the existing outbuildings.

The single storey brick outbuildings have different floor levels to the main building and the new proposal will allow the ground floor uses to all be at the same level which is more practical and functional for the proposed use and also compliant with disability access.

It is also proposed to extend the existing basement and form accommodation below ground below the two-storey extension, though not to the full width. The existing cellar suffers from leaks and demolition of the rear extensions will allow sufficient economically viable access to address this historic feature, which may otherwise be filled in.

**APPEARANCE & MATERIALS**

No changes to the exterior design of the existing public house building are proposed, other than necessary repairs and the removal of a rear and central chimney. The new extensions to the rear are to be clad in similar materials as seen at present with the outer faces of the single storey outbuildings in brick and the two-storey extension clad in render.

The two-storey extension will have pitched roofs like the existing with a central valley flat roof, linked to that on the pub. The outbuildings will have a flat roof to be used as a roof terrace. The additions will therefore be clearly differentiated from the old building.

The roof terrace will have a timber slatted steel post fence around the entire perimeter up to height of 1.6m above the terrace level to afford the child occupants and indeed the neighbouring properties, with privacy and an effective acoustic barrier.

**LANDSCAPING**

Hard landscaping to the front of the property will remain as existing. The side and rear courtyard will be resurfaced to marry with the levels of the new extensions.

Part of the pub garden will be used as external recreational space by the nursery and will be surrounded by 2.4m high secure fencing for child safeguarding purposes.

**TRANSPORT**

5 car spaces are available, as existing, to the front of the building off the street. The proposed nursery will be employing 30 staff and therefore a secure undercover cycle store accommodating 4 cycles for staff is to be provided to the side of the building.
Proposed entrance elevation: The new additions to the rear of the existing building will be clearly defined by their use of differing materials - brick (to match existing outbuildings) and render to match the existing two-storey extension.

The applicant offers a flexible drop off and pick up policy at its other nursery, which serves to stagger drop off times for parents that use a car in peak periods, reducing the impact of arrival and departure of users. The applicant also implements a popular and successful community discount at its other nursery, which is implemented where parents commit to walk to nursery rather than drive.

RENEWABLE ENERGY

The applicant has a 12 month target to move at least 80% off grid, working with Forever Green on photo voltaic and photo solar technology as well ground and air source heat pumps.

INCLUSIVE ACCESS

The building will have a level threshold entrance for wheelchair users. Access within the property including doorways, corridor widths and bathroom facilities will all comply with the latest Building Regulations requirements.

REFUSE & RECYCLING

A secure, ventilated storage area for waste and recycling is to be provided to the side of the existing building with direct access to the public highway on High Street, for collection.

The applicant will use general waste, DMR and food waste collection. Food waste collection is weighed to achieve periodic assessment of over ordering and waste. The applicant only uses a company that has “Zero Landfill”, with all waste that cannot be sorted and recycled incinerated for energy.

DRAINAGE

Foul drainage will be connected to the adjacent mains sewer system to the front of the building, in the road.

Surface water drainage will drain to a sustainable urban drainage system subject to satisfactory percolation tests of the sub-soil.

FLOOD RISK

The site lies in Flood Risk Zone 1, with a low level risk of flooding. A Flood Risk Assessment is therefore not required to be undertaken to accompany the planning application.

CONCLUSION

The proposal will allow a sympathetic, sustainable adaptation of an existing building that will forge wider community links and economic benefit for the area while allowing the building to come back to life and serve its community.