

# BGW Design Studio

**Project:** The Crown, Twickenham TW1 2NH

**Job no:** P1169

**Date:** 13.04.12

## **Purpose of Proposal:**

General refurbishment of public house including the reconfiguration of the existing kitchen on the west side, incorporating a brick-built, single storey extension with a new flat roof to match existing.

General refurbishment works to interior including the forming of a new female W.C block on East side.

General refurbishment works to exterior including re-painting of existing facades, new signage and lighting, as well as a new terrace area to rear incorporating a new timber pergola.

## **How Proposed Works Relate to the Existing Building:**

The proposed works are mainly concerned with a brick-built, single storey extension to the existing kitchen.

Where possible new elements are to match existing or relate to the age of the building (Roof coverings, brick, new doors windows etc)

The new extension is to be constructed from brick to match the existing red brick of the Victorian Hall, in keeping with existing elevations on the West side.

All new landscaping is to relate to existing external elements and replace like for like where possible. The new terrace will utilise soft timber finishes (Planters etc)

As well as a feature timber pergola that will screen the outside diners from the workings of the kitchen.

The proposed exterior signage and lighting will be in keeping with the history of the existing façade, from the origins of the building in the late 18<sup>th</sup> century.

## **Neighbour Consideration:**

It is not foreseen the proposal will have any adverse visual, lighting or noise issues with its neighbours, there are no substantial changes to the existing operation of the public house.

All external seating areas are to be retained and not extended.

## **Siting and Appearance:**

Where possible new elements are to match existing or relate to the age of the building (Roof coverings, brick, lighting, signage, new doors windows etc)

The new extension is to be constructed from stock bricks to match the Victorian era hall.

The new flat roof is to match the existing flat roof on the West side.

External terracing is to match existing or improve existing with new landscaped

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areas (Timber planters and new landscaping – shingle ground areas and external paving to relate to existing)

All existing large scale landscaping is to be retained. There will be some temporary timber structures proposed to the rear (General timber fencing and timber bin store)

## **Scale of Proposal:**

The scale of the proposed extension is nominal and in keeping with the existing boundary / building demise (on West side)

We are proposing the removal of a later added, single storey Victorian extension to the kitchen area on the West side. This ensures that the new layout now maintains a clean line (Demise) on the West side.

All new external landscaping is in keeping with existing with regards to scale.

## **Inclusive Access:**

Accessibility is to be maintained as existing, other than the removal of 1.no concrete step on the East side (Door no. DG21) this is to ensure that the building has level access for wheelchair users.

## **Public Access:**

There is to be no change to public access, where relevant see comments above.

## **Landscaping:**

External terracing is to match existing or improve existing with new landscaped areas (Timber planters and new landscaping – shingle ground areas and external paving to relate to existing)

All existing large scale landscaping is to be retained.

All existing large scale landscaping (Trees and hedges) is to be retained.

## **Materials:**

Traditional methods and materials are to be employed wherever possible within this proposal. With regards to the extension to the West side – we will be proposing materials to match existing elements (Red brick – Victorian stock. Painted fascias and soffits to new roof structure. Red brick – Victorian stock to parapet. Painted timber doors and windows)

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**Street Views:**

It is hoped the proposal both enhances and improves on the existing elevations by its sensitivity to traditionalism as well as the effort to improve on the overall layout to the West side of the building.

**Sustainability:**

Negligible.

**Waste/Storage and Recyclability:**

N/A