

# WHITE LION, PAILTON DESIGN & ACCESS STATEMENT



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**BURRELL | FOLEY | FISCHER**  
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## 1.0 Introduction

This Design and Access Statement prepared by Burrell Foley Fischer LLP (BFF) acts as a companion to the Planning and Listed Building Consent Applications for the White Lion in Pailton, North Warwickshire. This report aims to explain the design principles, narrative and context which have informed and refined the approach to the proposals.

### 1.1 Project background

The White Lion has been at the heart of its community in Pailton since its beginnings as an 18th century coaching inn. Physically it is located at the heart of the village, although being a couple of hundred yards away from the green, it ensures that community activity and vitality spreads west along Coventry Road. This established setting creates a strong visual and heritage focus within the village.

For over 300 years the White Lion was a meeting point and focus for village life, however it has been closed since 2014 and its current condition is fragile and deteriorating. Its loss, along with the loss of the last of the village's shops in 2008, has had a hugely negative impact on its community, and restoration is now urgently needed to ensure this building is not lost.

### 1.2 Project vision

The aim of the community-led project to Save the White Lion is to restore and renew the building and grounds and establish a sustainable community business at the heart of the village. This project will allow The White Lion to continue its service to Pailton as it continues to adapt to meet local needs, while retaining both its architectural and social significance.

The development phase has been awarded funding by the National Lottery Heritage Fund (NLHF) which aims to connect people and communities to local, regional and national heritage of the UK. It has also been funded by grants from the Architectural Heritage Fund and parish local funds.

The project is now seeking NLHF Stage 2 Delivery funding to proceed with the development.



*The Location of the site, south of Coventry Road*



## 2.0 Existing site and context

### 2.1 Site history

The history of the White Lion is described in more detail in the Heritage Statement prepared to accompany this application. This is included as Appendix B.

The development of the site can be summarised as below:

- It is likely that the White Lion began life in the late 16th or early 17th century as a small two bay timber framed farmhouse with a large brick external chimney at the east side, built on a brick or stone plinth.
- The original mid-18th century structure is defined by two fireplaces and their brick chimneys; the larger one located centrally with the other forming the west gable end.
- This was later extended with a new bay further to the west with a further fireplace and chimney set into the new gable end, creating the frontage, we see today.
- The central wing was then constructed on the south side of the original block in the early 19th century to create more ground floor space for the pub, as well as accommodation for travellers at first floor. Each room would have had its own small fireplace and chimney.
- Also, in the 19th century the old stable block was added along the eastern side of the forecourt establishing the site's presence to the Village as we see it today.
- In the mid-20th century, a further single storey wing was added further south serving the pub's developing function by creating space for toilets and a kitchen.
- The White Lion was Listed (Grade II) in 1986.

The significance of The White Lion as a Heritage Asset generally correlates to the age of the surviving fabric of the building with the older parts being the most significant. These have been increasingly badly impacted by the more recent interventions.

It should also be noted that the front porch, referred to in the Listing as a "C19th Gabled Porch" was added at some time after the 1930s as a photograph from the period shows the original entrance without the porch.

### 2.2 Site significance

The site is very much a key focal point along the village's main street (Coventry Road). The pub is well set back from the road, with land to both the sides and rear. This established setting creates a strong visual and heritage focus for the village and its community.

Over this time, the pub has changed and adapted to meet local needs, but it has retained both its architectural and social significance. There are clearly legible parts of the original timber framed structure still in place along with evidence of former stables and domestic outbuildings. Analysing the site using Historic England's accepted Conservation Principles Methodology, the site's significance can be summarised as follows:

- **Evidential value** (the potential of a place to yield evidence about past human activity): The White Lion evidences the historic use of Coventry Road as a long-standing thoroughfare, shaping the urban form of the village. It also shows evidence of the development from coaching inn to village pub, its demise and re-imagining, at the heart of the community of Pailton.
- **Historical value** (the ways in which past people, events and aspects of life can be connected through a place to the present): The building illustrates the historic development of the site over time with each phase of building becoming more clearly articulated. This is associated with the history of Pailton as it has grown up over the ages.
- **Aesthetic value** (the ways in which people draw sensory and intellectual stimulation from a place): The White Lion is an interesting example of the accretive nature of the Village's Architecture and can increasingly celebrate this as detrimental layers of development are peeled away to illustrate the White Lion's history more visually.
- **Communal value** (the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory): The core reason why The White Lion is important; both as a building, and in its symbiotic relationship with the community it serves.

It is therefore a fundamental principle of the design proposals to recognise these values, preserve them and enhance their interpretation in all the proposed works.



White Lion Pailton, 1930



White Lion Pailton, late 20th Century



White Lion Pailton, 2019



### 3.0 Development of the project brief

In 2019 the local community mandated Pailton Parish Council, via the Pailton White Lion Working Group, to purchase the White Lion as a community asset rather than risk it being purchased by developers. Since then, the Working Group has carried out extensive community consultation to establish local residents' priorities for what the site needs to provide for the village and the local area. These consultations have included a questionnaire delivered to all residents, social media campaigns and public meetings, where the proposals have been shared and refined.

These community consultations have provided a very clear set of aspirations for the future of the White Lion, namely to provide a community hub incorporating a pub, restaurant, community shop, room rentals and enterprise units.

The vision is to use this iconic building as a hub for the benefit of the whole community, with spaces and facilities that cater for everyone in the village including families, children, local groups and elderly people. It should provide good accessibility within the historic constraints of the building and should aim to follow good environmental practice wherever possible.

As well as providing valuable opportunities for social interaction, the project will also create local jobs and local volunteering opportunities.



*Aerial view of White Lion Pailton*



## 4.0 Design proposals

### 4.1 Key strategic moves

The regeneration of the White Lion is in essence a celebration of this historic building, recognising its importance to village life over the centuries and reequipping it to continue in this role in the years to come. Much of the work will consist of simple repairs to the existing fabric, although the most detrimental of the modern interventions to the structure will be stripped away.

In parallel with this aspiration is the clear mandate from the local community for this site to be a community asset supported by a robust and sustainable business model.

The basic organisation of the main building will remain unchanged: the ground floor will continue to serve as a pub and restaurant with overnight accommodation on the two floors above. Ancillary spaces will occupy the outbuildings to the eastern edge of the site.

The old Brewhouse building will become a shop at ground floor level with office accommodation above, to be used as an enterprise unit.

The project team has considered the proposals in line with the objectives of Policy HS3: Protection and Provision of Local Shops, Community Facilities and Services from the Rugby Borough Council Local Plan 2011-2031, as well as the Pailton Village Design Statement.



Sketch showing the proposed street frontage (north facade) of The White Lion

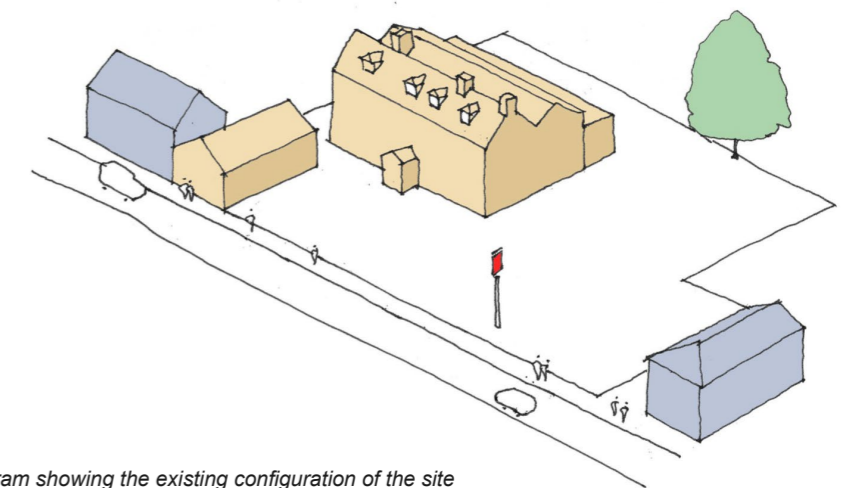


Diagram showing the existing configuration of the site

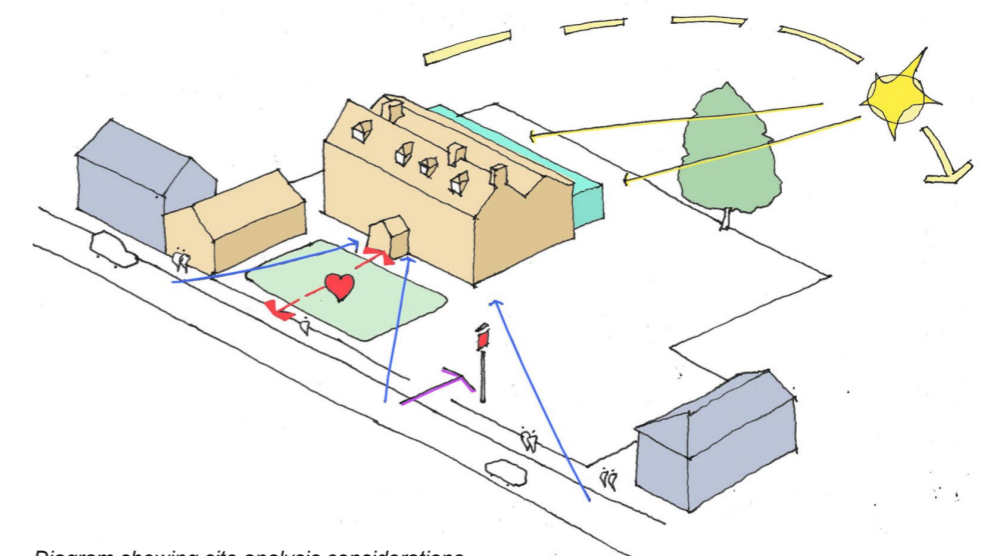


Diagram showing site analysis considerations



Sketch proposals



## 4.2 New proposals

### Ground floor

The most significant change to the existing building form is the removal of the single-storey 20th Century wing at the rear of the building. This intervention will reveal the south façade of the 19th Century wing, with new glazed doors opening onto a south-facing terrace and new garden area. Internally the ground floor space will be opened up as a free-flowing bar and dining space, with the main bar directly to the east of the front door and the western bay able to be closed off as a 'snug' or private dining / meeting room.

The kitchen will move to the eastern end of the front wing, next to a gated service yard sitting between the outbuilding range and the old Brewhouse. The one element of new-build accommodation will be a modest single-storey link between the pub and the existing outbuildings to form a new toilet block.

At the front of the building, the existing raised terrace will be retained but the original location of the main entrance will be reinstated, with generous steps up to the threshold as was the historic arrangement. A new timber-framed, zinc-roofed porch will be added above to emphasize and shelter this entrance. The second door along this façade, which dates from the mid-20th century will be retained as an escape route from the upper floor bedrooms, with the unsightly (and non-compliant) existing ramp replaced with further steps.

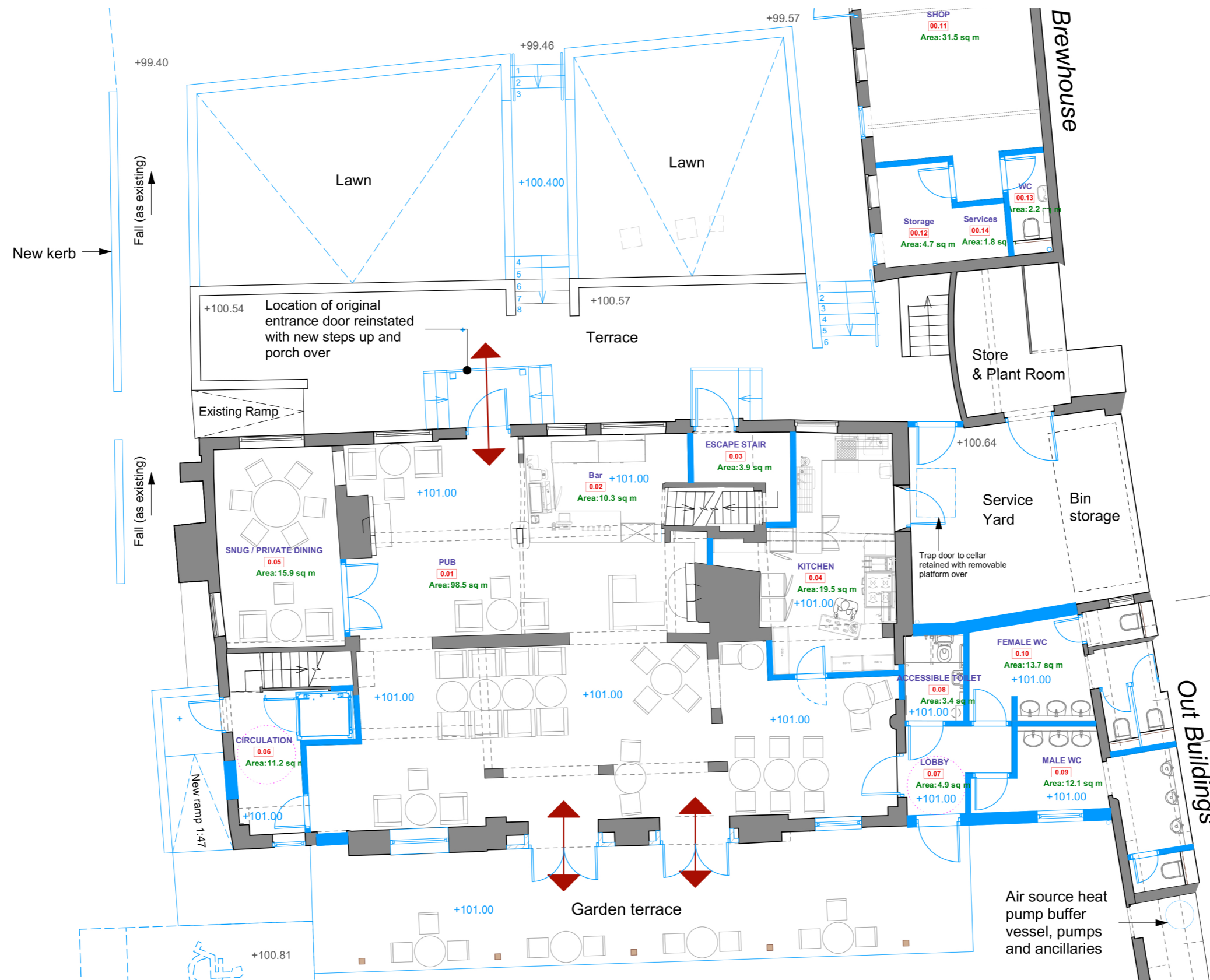


*Proposed view from the street showing the new landscaping*



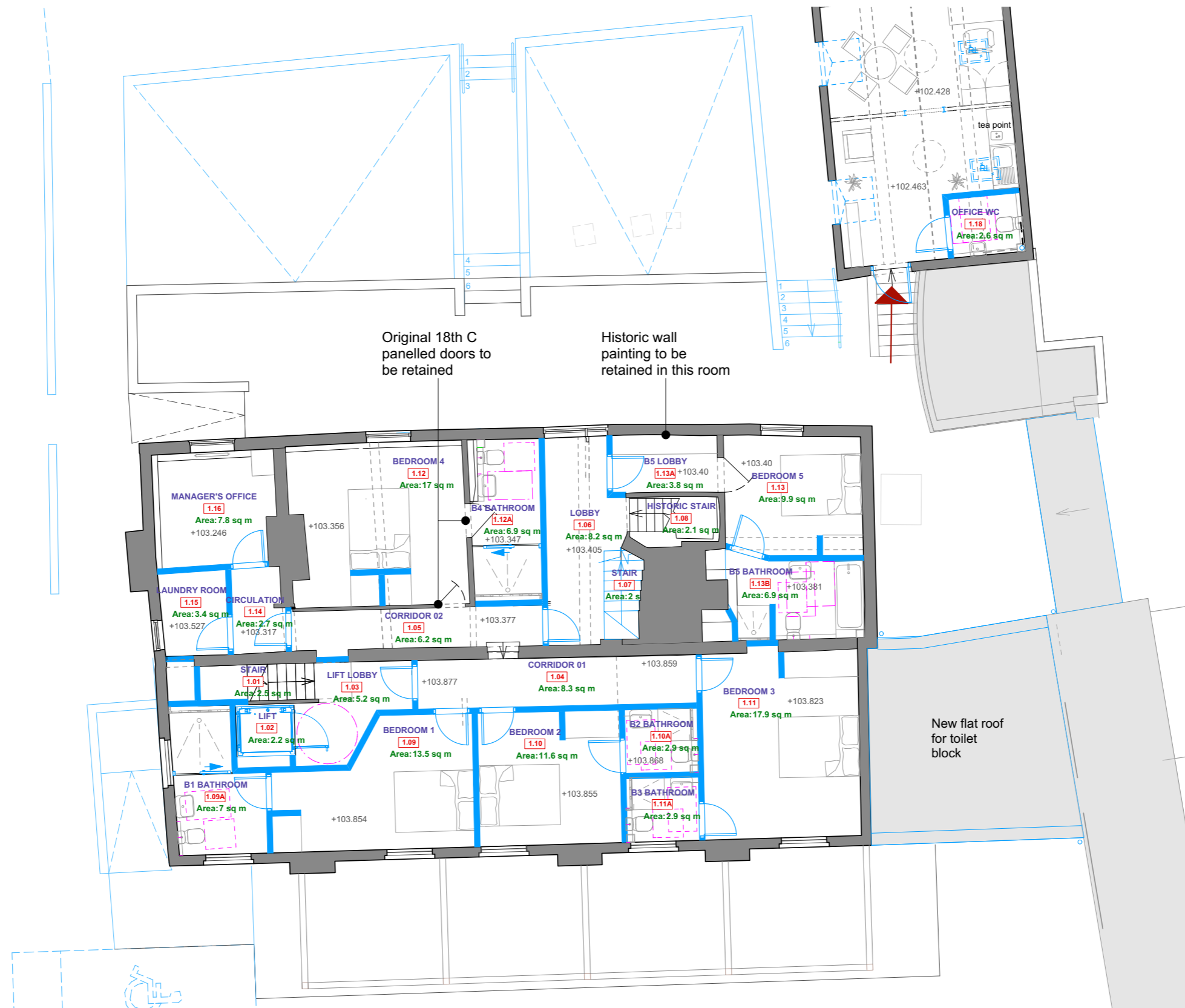
*Proposed Ground floor pub interior design*





Proposed ground floor plan





Proposed first floor plan

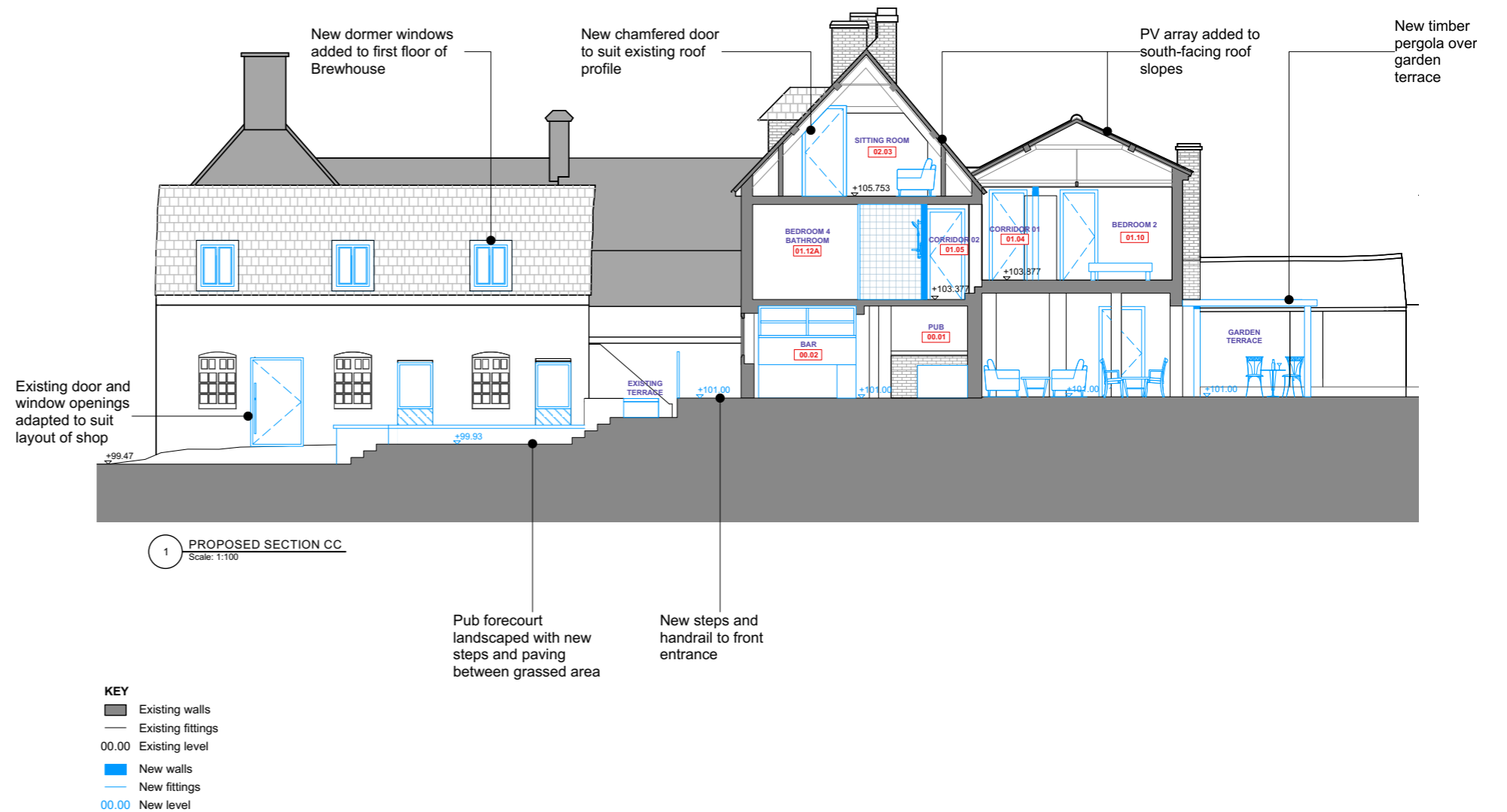
## Upper floors

The existing staircase at each end of the pub building will be retained due to their historical significance, with a new platform lift introduced adjacent to the western stair to provide universal access to the south side of the first floor.

At first floor level the existing building will be repurposed as five room rental units, all with en-suite bathrooms. In the southern wing, all partitioning will be replaced with rooms following the pattern established by the existing fenestration layout on the south façade; the three rooms here will all have level access via the new lift, with one fully accessible shower room. In the older north wing, set at a slightly lower level, much of the existing historic partitioning will be retained, with the layout adjusted to provide two new en-suite bedrooms, a manager's office and a laundry room.

The historic timber stair that wraps around the central chimney will be rebuilt to provide access to the second floor space. This floor will form an Attic Suite with a sitting room, bedroom, bathroom and snug / second bedroom. This will be distinctive and characterful accommodation making the most of the historic fabric, embracing the low ceilings, wonky floors and steps through the timber structure from one bay to the next.

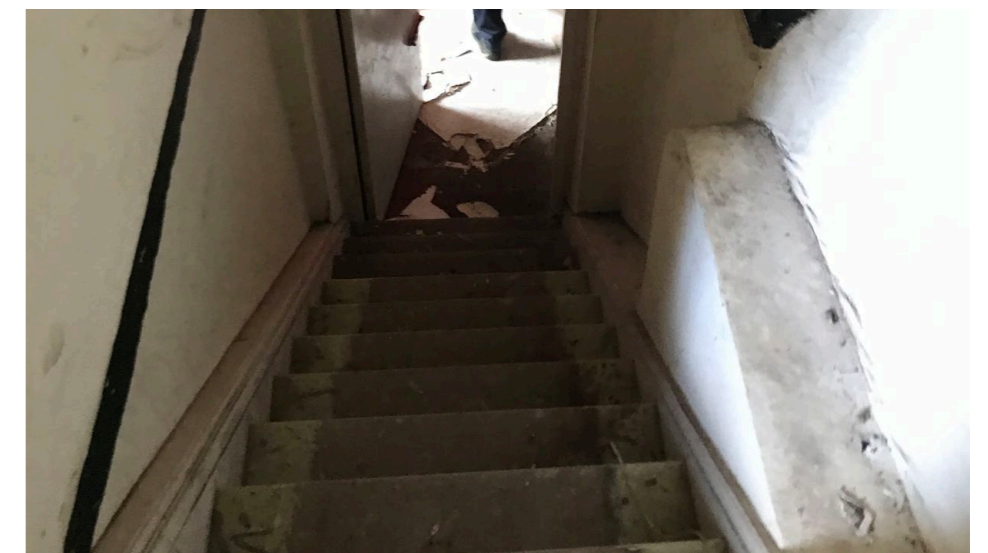
While the overnight accommodation will not have catering provided, each room will have a refreshment tray. Discussions are underway with regard to the safe management of these units overnight, with a call system linked to a rota of local residents to be established to ensure help is available when required.



Proposed cross section showing raised terrace and the Breshouse in relation to the main building



Existing first floor bedroom



Existing historic stair





Proposed second floor plan

### The Brewhouse

This building, previously housing three units for overnight accommodation, will be stripped out and repurposed as a village shop with a new large picture window cut into the street-facing elevation to provide views of the activity within.

One of the three existing door openings on the east facade will be widened to serve as a main entrance door, while the other two will be partly infilled to form new windows.

The roof structure at first floor level will be adapted to open up this area to be used as an enterprise space – essentially a self-contained office unit with complete with toilet and teapoint. Three new dormer windows will be introduced into the east-facing roof slope, set centrally to each bay and echoing the materials of the existing roof, with three new roof-lights set into the opposite roof slope to maximise daylight in this space.



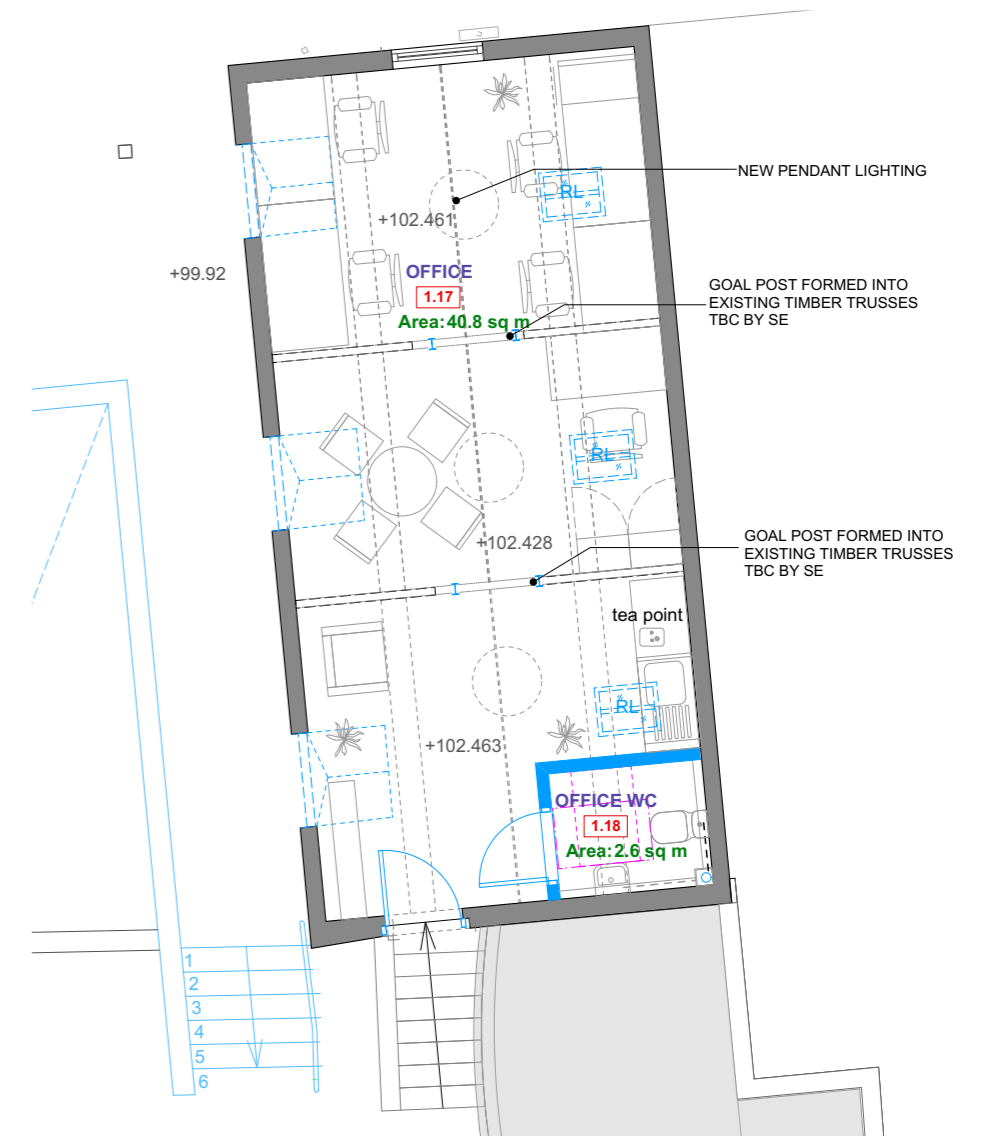
The Brewhouse East facade



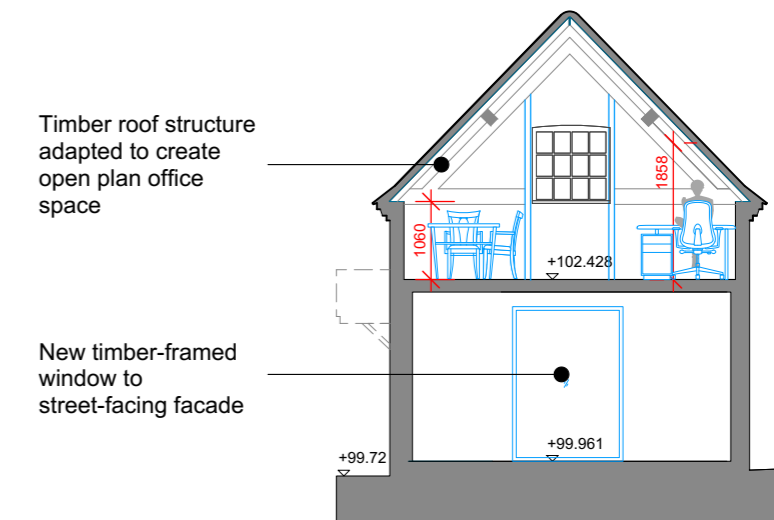
The Brewhouse North facade



The Brewhouse existing timber roof structure



The Brewhouse proposed office enterprise space



The Brewhouse proposed cross-section



## Building fabric

The historic fabric will be repaired and conserved wherever possible as part of the works, stripping back and exposing the original timber framed structure where feasible and repairing doors, windows and roofs with appropriate traditional details.

Brickwork will be cleaned and repointed with lime mortar, with areas of spalled and damaged brickwork replaced. The render to the front facade is in poor condition and will be stripped off and replaced, with new painted signage added.

The existing roofs are mostly clay tiled, with a section of slate to the rear 19th century wing. These will be lifted to allow insulation to be added, along with counter-battens to improve ventilation, and missing / damaged tiles replaced to match the existing.

Internally, the condition of the finishes is so poor that a full renovation is required, with walls and ceilings stripped and replastered with lime plaster, and the floors lifted and relaid (floorboards retained where in good condition).

## Services

As well as installing new services to suit the new layout and functions, the client is also keen to make this a sustainable development. To this end, heating will be powered by an air source heat pump, located in the rear garden. Lifting the floorboards allows the opportunity to install insulation and underfloor heating across the whole of the ground floor, and the new radiators to the upper floors will be selected to work with the ASHP.

At roof level, an array of photovoltaic cells will be installed on the south facing slopes of the front and rear blocks will provide carbon-free electricity – the orientation of the building makes this particularly suitable as these will not be visible from the street frontage.



Existing clay- and slate-tiled roofs



Existing front facade



Existing ground floor



Existing ceiling and timber structure in disrepair



Existing first floor stair



Existing second floor storage space



## 5.0 Proposals for the wider site

### 5.1 Site layout

It is an important part of the proposals that the land surrounding the White Lion is enhanced as an amenity for the village. The position of the building, set back from the street edge, creates an opportunity for a more attractive setting. To this end a substantial sloping lawn is proposed in place of the existing hard surfaces, with a central path and wide steps creating a generous approach to the pub's front entrance.

Behind the pub there is a wide swathe of land which will be grassed over and onto which tables and chairs can spill out. A paved rear terrace sits immediately outside the pub, accessed by new double doors and framed by a new timber pergola structure over which planting will grow. This terrace will provide wide level access for wheelchair users directly into the main body of the pub.

The existing carpark to the west side of the building will be retained, with minor reconfigurations to incorporate space for cycle parking, bin storage and accessible parking in a convenient location.



Proposed Site Plan



Existing carpark



West facade and existing forecourt



## 5.2 Transport and parking

The site is accessible by all modes of transport, being within walking and cycling distance of a number of local amenities. There are public transport services within the vicinity of the site, with several local bus services passing nearby the site. The entire village of Pailton is located within a 2km catchment area (2km being viewed as the maximum acceptable walking distance for those without mobility impairments).

24 car parking spaces are proposed; it is considered that this number is appropriate for the location given that the facility would mainly serve the local area, and that the majority of customers would walk, cycle or use public transport to access the proposed development. New cycle parking will be provided to encourage this means of travel.

The proposed small shop and office space would likely serve a local walk-in / cycle-in catchment and therefore would generate a negligible number of additional vehicle trips to the area.

The evaluation of travel options is described in more detail in the Transport statement included as Appendix C.

## 5.3 Deliveries and waste strategy

Deliveries to the pub and kitchen will be brought from the car park via the front terrace and into the service yard. The existing trap door to the basement will be retained, with a removable platform positioned above and removed only when deliveries are taking place (at which times the service gate is to be locked internally).

Laundry and consumables for the room rentals above will be delivered and collected via the side entrance and internal platform lift.

Waste from the pub and room rentals will be stored initially in the enclosed service yard next to the kitchen, with the bins then moved periodically by staff to the bin collection point identified at the front edge of the car park to allow straightforward collection by the council.

The yard allows space for general purpose waste as well as the necessary variety of recycling bins.

Deliveries to the shop at the ground floor of the Brewhouse will take place from the drop-off bays in the layby at the front of the site.

Vehicle tracking has been carried out to confirm that the existing site access arrangements and on-site car park would be able to accommodate the turning requirements of the main delivery and servicing vehicles that are anticipated. No material adverse impact on highway safety would arise from the delivery and servicing requirements associated with the proposed development.

## 5.4 Ecology

There is little existing vegetation on the site, limited to a well-established hedgerow to the rear and a number of trees along this line, and as such it has been agreed with the planning authority during their site visit on 18th April 2023 that a full ecological survey is not required to accompany this application. It should be noted however that the introduction of new grassed areas to the front and rear of the building in place of the existing hardstanding can only be seen as a positive from an ecological point of view.

To assess the presence of bats on the site, a Preliminary Roost Assessment was conducted at the Site on 14th June 2023. This survey identified the main building to have moderate bat roost suitability and the Brewhouse to have low bat roost suitability.

Bat emergence and re-entry surveys were then conducted on 27th July and 17th August 2023. These determined that bat roosts are 'likely absent' from both buildings, meaning no further bat surveys are required to inform the planning application.

Some evidence of nesting birds was documented, however this is considered as a minor constraint to the development with an impact that can be avoided through timings of works. The removal of the building roof should be undertaken between September – February to avoid impacts on nesting birds. If removal is required during the nesting bird season (March – August), an Ecological Clerk of Works will undertake a pre-commencement check for nesting birds prior to the works, and the roof will be removed within the following 48 hours if no active nests are recorded.

Both bat surveys are included with this report as Appendix F.



Existing trap door to the basement



Existing vegetation on site



## 6.0 Access statement

### 6.1 Introduction

The proposals described in this report aim to improve access for all to the building whilst taking account the importance of the historic fabric of the Grade II listed building.

In developing these proposals, consideration has been given to the provisions of the Equality Act 2010 which states “The policy of the Equality Act is not a minimalist policy of simply ensuring that some access is available to disabled people; it is, so far as is reasonably practicable, to approximate the access enjoyed by disabled people to that enjoyed by the rest of the public.”

The project has also been reviewed against Building Regulations Part M, and the guidance of English Heritage ‘Easy Access to Historic Buildings, 2004’, especially with regard to establishing the balance between conservation and access.

### 6.2 Current provision

Given the sloping nature of the site, there is currently no wheelchair access to the building that meets current regulations. There is an existing ramp between the carpark level and the front terrace with a slope of approximately 1:6, and a ramp from the terrace to the existing front door with a slope of 1:8. The existing arrangement of entrance and inner doors then makes it near-impossible for a wheelchair-user to negotiate entry.

Internally, many of the doorways are narrow. There is currently no accessible WC at ground floor level nor any way for a wheelchair user to reach the upper floors.

The current layout of the Brewhouse does not provide suitable accommodation for wheelchair users.

### 6.3 Proposals

The degree of level change across the site (approximately 1.5m level change from the pavement to the internal floor level) presents a challenge with regard to level access, however the design team has sought to make improvements wherever possible. As regrading the whole of the site is prohibitively expensive, the strategy has been to make best use of the existing surfaces while considering how best to accommodate different needs.

While the route to the front of the building will not be suitable for wheelchair users, new steps are proposed to the central path and up to the front door, which will be designed to current (shallower) standards and augmented with handrails to improve access for ambulant disabled visitors.

A sloped pathway along the side of the front lawn and the west side of the building will be separated from the vehicle entrance with a new kerb. Although the gradient of this pathway is slightly steeper than current regulations (1:14 for a length of around 13m), it will nevertheless provide a convenient alternative to the front steps for many users including those with pushchairs.

Accessible parking will be located at the rear corner of the building, from where a wheelchair user can enter the building directly via the rear terrace, which will be a wide paved surface leading to new power-assisted double doors and thence straight into the main body of the pub. Most of the furniture in this space will be loose and therefore easily rearranged to suit different user groups.

As part of the renovation works, the whole of the ground floor will be lifted and relaid to allow underfloor heating to be incorporated – this has the added advantage of allowing the existing minor level changes to be ironed out, avoiding the small steps that currently must be negotiated.

A new accessible WC is proposed as part of the development. This will be conveniently located directly adjacent to the bar area, and easily accessed via a door from the garden area.

The importance of preserving the historic staircases at each end of this building has already been discussed, however opening up access to the accommodation at first floor level is clearly an important aim. To this end, provision has been made for a platform lift linking the ground with the rear part of the first floor, and from there level access is possible to Bedrooms 1, 2 and 3. Bedroom 1 (closest to the lift) has a fully accessible en-suite shower room. The platform lift sits beside the designated stair for the room rentals, which at ground floor level has a door exiting directly onto a level route out to the carpark.

The age of the building means that areas of the upper floor surfaces are currently somewhat uneven, so an allowance has been made to level out the corridor areas. As there is a step in floor level between the front and rear part of the building and a stair to the second floor, Bedrooms 4, 5 and 6 are not accessible to wheelchair-users, but as these simply replicate facilities available in accessible areas this is not deemed to be a barrier to the use of the building.

The dilapidated condition of the existing finishes in the pub and accommodation mean that full replacement is required, which then offers the opportunity to improve colour contrast in the new choice of finishes. New lighting will also ensure that these spaces are more easily navigated.

The new shop proposed on the ground floor of the Brewhouse will have its entrance door located next to the pavement, so level access for all users is straightforward to provide here. The historic stair leading to the upper floor of the Brewhouse does not allow for level access to this space, but care will be taken to ensure appropriate finishes are also used here.

The proposed scheme also allows for further improvements to access to be incorporated if additional funding becomes available in the future - specifically the provision of a wheelchair-accessible ramp from pavement level to the front entrance of the pub.



## 7.0 Summary of sustainability strategy

This part of the report provides a summary of the more detailed strategic moves described in the Sustainability Statement (Appendix E).

A Sustainability Checklist also accompanies this planning application in line with local requirements.

The proposals for the redevelopment of The White Lion are based upon sustainable design principles wherever these can be practically implemented in a way which is appropriate to its historic context. This includes consideration of the following key issues:

### Layout & design

- **Reducing energy loss:** Insulation has been introduced wherever this can be done without detriment to the historic fabric. This includes adding insulation at roof level and under the full extent of the ground floor.
- **Building fabric:** Specification of materials which are sustainably sourced such as timber from renewable sources and lime mortar in place of cement-based products.

### Sustainable transport

- **Reducing car use:** Bringing the White Lion back into use as a valuable asset for village life will in itself reduce car journeys by providing services to local residents without the need to go further afield. While options for reaching the site by public transport are limited given its village location, new cycle parking is proposed as part of the scheme.

### Energy efficiency

- **Efficient heating system:** A new sustainable heating system is proposed to maintain comfortable internal temperatures and to provide hot water. This will utilise an air source heat pump, driving an under-floor heating system to ground floor spaces.
- **Low energy light fittings:** Low-power LED light fittings will be used throughout the project.
- **Use of Renewables:** An array of PV panels is proposed to the south facing roof pitch of the southern wing to supplement the project's power requirements and to make a positive contribution to the building's carbon footprint.
- **Reducing water usage:** Water efficient fittings will be installed throughout the building as part of the refurbishment. Metering of the supply will allow usage to be monitored and reductions targeted.

### Flood risk & drainage

- The site sits in Flood Zone 1, meaning it is at low risk of flooding. While no specific sustainable drainage systems are proposed, the introduction of new grassed areas to the front and rear of the building in place of the existing hard surfaces will be helpful in reducing surface water run-off.

### Demolition & construction

- **Reducing waste:** All materials from demolition works will be recycled where possible, such as the masonry from the demolished south wing, which can be crushed on site and reused as a base material for the garden terrace.
- **Embodied Carbon:** By substantially reusing the existing buildings on site the project will have an intrinsically low carbon footprint compared to any other redevelopment option for the site.





## 8.0 Conclusion

The proposals for The White Lion are based upon established Conservation Principles: analysing the existing heritage assets on site, assessing their significance, and optimising its reuse as a sustainable business for the future.

The design strips back the detrimental additions which have developed over time, to celebrate the historic building at the core of the site. Interventions are few and simple, focused on the functionality of the site and its ability to perform effectively and sustainably in the service of its community for generations to come.



*Aerial view of the site*



## **Appendix A: Conservation Management Plan**



## **Appendix B: Fire note & fire strategy plans**



## **Appendix C: Transport statement**



## **Appendix D: Maintenance and Management Plan**



## **Appendix E: Sustainability strategy**

## **Appendix F: Bat report**



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