

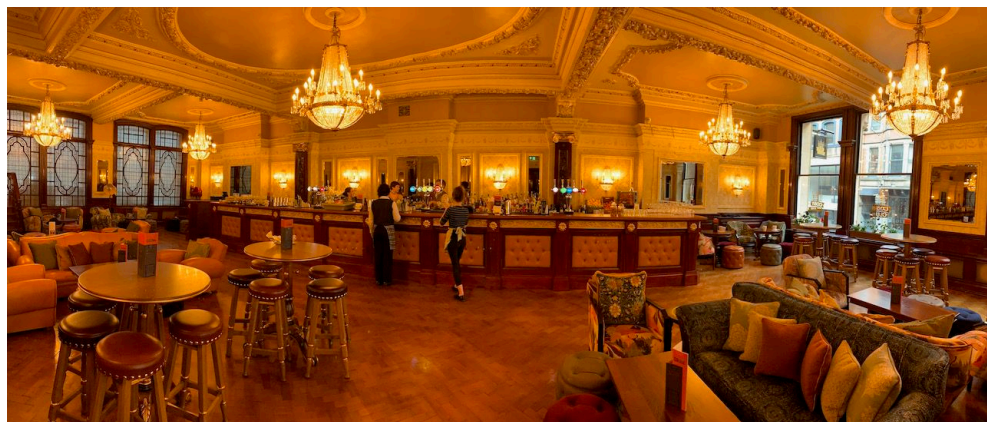
NEWSLETTER NO 2
MAY 2025

Richard Pedlar Architects

Welcome to the May 2025 edition of our newsletter.

Despite the construction sector continuing to have a volatile time in 2024/5, our team have been busy undertaking a wide range of interesting projects.

While we are well known for our residential projects, particularly with Heritage buildings, we also undertake a large amount of work in the commercial sector. In this Newsletter we set out some of the wide range of commercial projects that we have been involved with.



Cosy Club, Nottingham

Cosy Club Restaurants and Loungers Café Bars

Our involvement with the Bristol based Loungers Group started in 2006 when we first worked with them on the Castle Inn, Bradford on Avon. The restoration of the Grade II Listed Pub won the CAMRA National Award for Best Pub Renovation.

Since then, we have been involved with the majority of Loungers Group's Lounge, Cosy Club and Brightside projects. As of April 2025, they have just opened their 250th Lounge!

We work with Loungers, alongside their in-house design team, to secure planning, listed building and advert consent and building regulations approval for their units. We also work closely with specialist signage, kitchen and mechanical ventilation installers.

“Thank you for advising us that we have been granted planning permission... We are actually quite shocked it has happened so speedily and painlessly unlike any of our other previous projects. Thank you for your expertise and making it happen.”

Mrs. M, Clifton



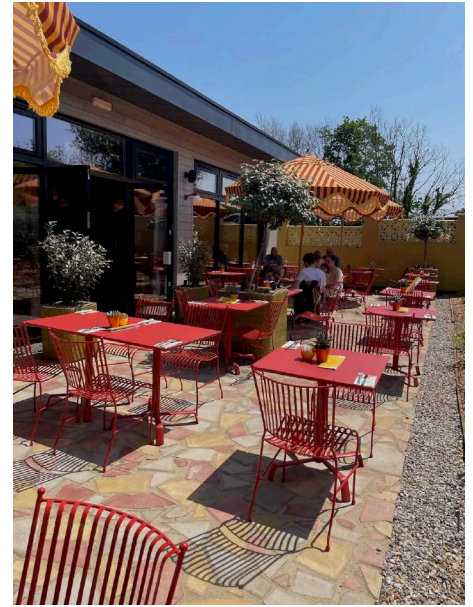
Accordo Lounge, Deal

Brightside Restaurants

A new venture for the Loungers is the Brightside roadside dining brand. We have provided architect's services for the first three units, opening in Honiton, Exeter and Saltash. This exciting new brand harks back to a nostalgic mix of American diner and 1970s interior design.



Brightside Unit, Saltash, Cornwall



Brightside Unit, Saltash, Cornwall

Located on existing building plots, the schemes involved both extension works and the complete rebuilding of one of the units. We responded quickly to these dynamic challenges and worked successfully with contractors, Williams Southern Limited, to complete the projects within tight timeframes.

Other Café/Restaurant Buildings

We have also provided architect's services to other independent operator's sites such as Steak of the Art in Canon's Marsh, Café 96 on Henleaze Road, The Hideaway Café in Stoke Bishop and The Cloakroom Café on Park Row.

The Cloakroom Café was awarded winner in the Bristol LABC Excellence Awards for the 'Best Change of Use for an Existing Building'. This Grade II Listed Building was originally an Edwardian Public Convenience. Its unique design is noted in its Listing description as "increasingly rare". It was therefore a difficult design exercise to convert the building to a café use while still retaining the memory of the original.

Through careful negotiation with the conservation officer the project was implemented in 2022.

“Thank you and the Team for being eager to listen and to help solve problems. The work and communication have been excellent throughout... Keep up the great work”

Mr S-W, Bristol



The Cloakroom Café, Woodland Road, Bristol

We are pleased to be involved in the ongoing project at Warmley Waiting Room, a fantastic café located at the old Warmley Railway Station on the Bristol to Bath Cycleway. The existing buildings are a very important part of both the local community and the area’s industrial heritage.



Warmley Waiting Room, Warmley, Bristol

Ongoing works on site with new kitchen/store building in the centre of the picture nestling amongst existing railway architecture

The clients were keen to create more working space to service their very popular café that had reached capacity. We designed a sensitive scheme that separated the client's house from their business use through careful master planning of the site. We obtained planning and building regulations approval for a scheme that reordered the overall site layout and provided a new timber clad kitchen and store building that responded to the themes of Railway architecture. Detailed drawings and a specification document were then prepared for tender and the works undertaken by local contractor S.W. Wren.

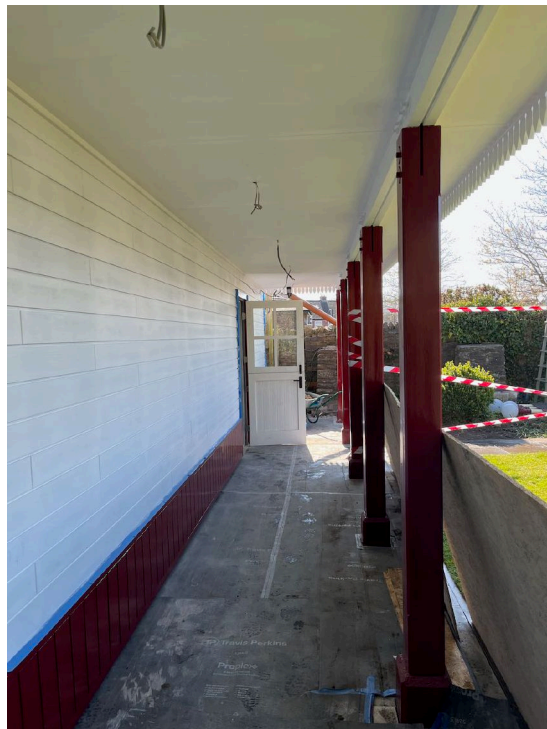
Warmley Waiting Room Café, Warmley, Bristol

The new timber clad, 'railway' building separates the café from the client's house while providing a new service access route to the East. Public access to the café is via the original station platform.





Elevation of new building onto café garden. Building has slate roof, timber columns supporting a canopy and a decorative fascia detail typical of railway architecture



Covered canopy for cafe tables with timber column detail – works in progress

Red Bus Nursery

We have undertaken three projects with the fantastic Red Bus Nursery who provide daycare for children from the age of 3 months to 5 years old. The building types used for the nurseries have ranged from a Grade II Listed redundant Maternity hospital in Downend, a redundant Edwardian pub in Coombe Dingle and a disused Local Authority Adult care building in Flax Bourton. Each building had its own unique design challenges. However, with imaginative design and working closely with the client team and the contractors, we have transformed the buildings into attractive, interesting and functional nursery buildings.



The Red Bus Nursery, Flax Bourton, Bristol



The Red Bus Nursery, Coombe Dingle, Bristol

We carefully considered the optimum design at sketch scheme stage at the Coombe Dingle nursery. By reversing the direction of an existing staircase, an entire floor of basement storage was brought into use for additional nursery accommodation. Together with a new first floor extension, a large amount of additional floor area was created. This had to be carefully designed to blend with the existing as the site is located within a Conservation Area.

There was close liaison between Richard Pedlar Architects, the Client and the Contractor, JP Construction, to ensure that works were carried out in a safe, phased manner while Red Bus continued to operate as a nursery during the build.

Healthcare Projects

Good, imaginative design has also been the backbone to the following healthcare projects.

The Family Practice Western College is a doctor's surgery located in Cotham, Bristol. We originally undertook the design for the conversion of the former Grade II Listed Ecclesiastical College and the associated external landscaping works to provide an accessible approach. The works, including the external landscaping, were awarded Civic Trust Awards for their sensitive design approach.



The Family Practice, Western College, Bristol

The Cherington Practice is a long-established Physiotherapist's Practice on Fallodon Way in Henleaze. The owners both live and work in the property. The success of The Cherington Practice meant that they were outgrowing their building.

Rather than moving, we suggested that the property could be extended and reordered to provide the extra accommodation required. This was achieved by undertaking internal alterations, constructing another bay window and building a new single-storey extension to provide a new space for the family within the private garden.



Concept Drawing



Completed Extensions

All of the above projects illustrate the value of obtaining good design input at the front end of any building project, to ensure that development projects provide the best value and long-term resilience for the client. We would be happy to provide references for any of the above projects.

Contact Details

We would be delighted to discuss any potential, future projects with you. Please call us to arrange an initial, free consultation with Simon Fitzgibbon or one of our team.

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