



**The Summit Inn
Rochdale Road
Royton
Oldham
OL2 6XF**



DESIGN AND ACCESS STATEMENT

1. Introduction.

This Statement has been produced to accompany a Planning Application submitted for approval for the formation of a new timber open sided pergola structure, alterations to the existing brick built terraced areas, and new festoon lighting added to the outside area of the existing Summit Inn Public House in Royton.

2. Site Details.

The summit Public House is in a residential area at the junction of Rochdale Road and Thornham Lane, in Royton, Oldham. The works to form the new timber pergola, terrace alterations and addition of festoon lighting are located on the western side of the Public House building and site, facing Rochdale Road.



3. Works Proposed.

The work proposed as part of this application is for the formation of a new open sided timber pergola structure located on the western side of the existing Public House building, with other works associated with its formation including the formation of a new access door from the interior of the building, new festoon lighting underneath the pergola and a new resin bound gravel surfaces.

Other works proposed include alterations to the existing brick built terraced areas located on the West Elevation to lower the surface level down to the car park level to form an additional outside seating area for customers, and the addition of new festoon lighting and support posts located around the car park area on the north-western boundary.

The new pergola will be formed with timber support posts and timber roof support beams and rafters as a flat roofed structure and the roof will be finished in a clear polycarbonate sheet finish. The new pergola is an open sided structure, however the western elevation will have timber picket fencing provided as an enclosure to prevent customers straying unintentionally onto the adjoining car park area. The new pergola will have a resin bound gravel surface finish with new seating, lighting, festoon lighting and infra-red heaters provided.

As part of the work to form the pergola, a new access door from the interior will be added on the western elevation. This will be a glazed and panelled door to match the style of existing doors on this elevation.

The additional remote area of outside customer seating space will be provided near the existing timber shelter facing Thornham Lane. There will be alterations to the existing brick-built terracing to form the lowered surface level, with the area of raised terracing immediately outside the main building remaining, and the existing terracing, guarding and handrailing will be adapted to form new steps between the different levels, with new handrailing added.

New festoon lighting will also be provided to the landscaped area on two sides of the existing car park area on the western side of the site, using low energy LED warm white colour bulbs. The festoon lighting will span between new timber posts around the perimeter of the car park. This festoon lighting is intended to provide a subtle level of lighting in this area, without causing any nuisance to adjoining sites and garden.

The proposed work forms part of a general refurbishment of the Public House and is intended to ensure the business remains popular with locals and visitors to the area, and therefore ensuring the long-term viability as a Public House into the future.

4. Scale.

The proposed pergola structure an area of 60.3 square metres, providing a similar additional covered area for use by customers sitting outside.

The formation of the separate lowered customer seating area creates an additional outside customer seating area of 27.4 square metres.

There will be no increase in the overall site area as all work is contained within the existing site boundary.

The overall roof height of the new pergola is below the roof height of the adjoining public house building.

5. Appearance.

The new pergola is to be constructed from timber and will be open sided. All new timber will have a stained or painted finish and will be in keeping with the finishes applied to the m

ain public house building and should have minimum impact on the appearance of the existing building.

6. Landscaping.

New soft landscaping will be added in the form of new timber clad planters filled with mature architectural planting.

The proposed alterations to the brick-built terrace removes some areas of untidy and unkept planting and is intended to give this area a much more appealing appearance.

7. Access and Circulation.

The existing access routes to the site remain unchanged. There are various entrances to the premises, and due to the nature of the site there are stepped approaches to the entrances. There is currently a ramp to give wheelchair users access from the eastern side of the site, and disabled car parking spaces are provided in this area.

Due to the sloping nature of the site, and the differing roof heights of the main building, the pergola structure is formed at the lowest car park surface level near to the main building entrance. Formation of the pergola at this level will ensure the overall roof height of the pergola remains as low as possible. An alternative design to form the pergola at the main internal floor level would have required an elevated pergola structure in this location, and its design would have been too prominent against the building if this option had been chosen.

The operators of the Public House are fully aware of the needs of disabled customers, and where customers wish to use the new outside seating areas then staff members are on hand to provide any assistance required.

8. Car Parking.

The formation of the new pergola will result in a loss of three car parking spaces in the existing car park.

There are currently a total of 67no spaces, and this would be reduced to 64no spaces in total. There would be no loss of dedicated disabled parking spaces.

9. Heritage.

There are no listed buildings present on the site, and there are no listed buildings in the immediate area that would be impacted by the proposed works.

The site does not lie within a conservation area.

SODA Limited

The Studio, Sovereign House, Turner Way, Trinity Business Park, Wakefield, WF2 8EF

Site Photographs.









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