

Our Ref: 2371/AAL

18TH November 2023

DESIGN AND ACCESS STATEMENT REVISION A

**FOR PROPOSED NEW BIFOLDING SCREENS TO FRONT ELEVATION WITH
WROUGH IRON BALUSTRADE INCLUDING RELOCATION OF
DISABLED RAMP, FIT NEW MONO PITCHED ROOF TO FRONT EDGE
OF FLAT ROOF, EXTEND EXISTING SMOKING SHELTER TO REAR
ELEVATION AND INSTALL NE BIN STORE AND WALK-IN COLDE ROOM/
FREEZER ROOM AND COLD STORE CREATE SMALL BEER GARDEN TO
SIDE ELEVATION AT REAR**

AT

THORNBERRIES

179A KIRKWAY, MIDDLETON, MANCHESTER M24 1LW

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306 Milnrow Road
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Existing Site

Thornberries is a public house and is situated on the Kirkway, in Middleton Manchester

Planning History

Using Rochdale Metropolitan Borough Council's local planning pages, a planning history search has been undertaken, which has identified that previous applications have been made in relation to Thornberries

Planning was previously refused for the Erection of Marquee (retrospective)
Ref. No: 15/01223/FUL

Proposed Development

The client's proposals are to form new bi-folding doors with wrought iron balustrade to front elevation with new wall mounted planters, including the construction of mono pitched roof along the perimeter of flat roof. Relocation of Disabled access ramp still accessed to the front elevation.

Extend the existing steel framed smoking shelter to the rear with Perspex roof all to match existing.

Install ne free standing walk-in dry store, freezer and fridge, combined unit with Perspex covered walkway from kitchen door to walk-in unit

Render finish to the right side gable of the main building over flat roof and cedar cladding to the front and side elevations at ground floor level elevations as shown on proposed elevations

The proposed works will require planning permission from Rochdale Metropolitan Borough Council under the Town and Country Planning Act 1990.

The Principle of Development

The proposed Change of Use works involve an expansion to the size smoking shelter to the rear, and the erection of the walk-in storage unit to the rear.

Technical Considerations

Heritage

179A Kirkway, Middleton, is not classed as a Listed building or located in a classed conservation area

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Location plan

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The proposals relate to the installation of two sets of bi-folding screens to the two middle windows of the front elevation including wrought iron balustrade with mono pitched roof along the perimeter of the existing flat roof. Relocation of Disabled access ramp to the right of the front elevation and extension to the existing smoking shelter to the rear.

The Installation of a new combined unit, consisting of walk-in dry store, freezer and fridge with Perspex roof over walkway from kitchen to unit and over the unit, for protection against weather conditions.

Formation of new bin storage area to existing rear service yard.

Render finish to the gable of the main building and cedar cladding to the front and side elevations.



Image of front elevation showing where the client would propose to install two sets of bi-folding screens with wrought iron balustrade including the relocation of the disabled access ramp, It also shows the areas where the client proposes to clad the brickwork with Cedar Cladding

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Image of side elevation showing where the client would propose to erect a mono pitched roof to disguise the flat roof and also the upper gable the client proposes to apply a render finish. It also shows the areas where the client proposes to clad the brickwork with Cedar Cladding and the open area the client proposes to make secure and create a small rear beer garden

Design

The proposals have been designed to be of an appropriate scale and appearance and continue to provide a design that enhances the architectural value of the Building and existing character of the surrounding area.

The proposals also include the removal of the raised areas internally to give disabled access throughout the ground floor including the rear and front beer gardens.

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