

Planning, Design and Access Statement in support of the
Planning Application for the

Demolition of existing entrance canopy, proposed mono pitched roof
above existing flat roof, proposed replacement entrance canopy,
proposed beer garden extension, 2 nr feature metal archways and
landscaping, alterations to car park and all associated works.

At

The Lancashire Fold Public House
77 Kirkway
Alkrington
Middleton
M24 1EP

On behalf of the applicant



GREENGATE BREWERY
GRIMSHAW LANE
MIDDLETON
M24 2AX

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Ref: 1324; Jan 2025

Introduction

This statement has been prepared on behalf of JW Lees Ltd, Greengate Brewery, Grimshaw Lane, Middleton, M24 2AX and accompanies a Planning Application and for the proposed demolition of existing entrance canopy, proposed mono pitched roof above existing flat roof, proposed replacement entrance canopy, proposed beer garden extension, 2 nr feature metal archways and landscaping, alterations to car park and all associated works at The Lancashire Fold Public House, 77 Kirkway, Alkrington, Middleton, M24 1EP.

The application seeks full planning permission for the proposal as indicated upon the accompanying plans.

This statement has been prepared in accordance with DCLG Circular 01/2006, Section 3 Design and Access Statements in compliance with section 42 of the Planning and Compulsory Purchase Act 2004 (which substitutes section 62 of the Town and Country Planning Act 1990 and amends section 10 of the Listed Buildings Act) so that applicants must provide a statement covering design concepts and principles and access issues with a planning application and/or listed building application.



Image 1 – Site photograph showing The Lancashire Fold front elevation and beer garden taken from Kirkway.

Assessment

The Lancashire Fold is public house located at the junction of Kirkway and Mount Road in a residential area within Alkrington.

The application relates to The Lancashire Fold Public House on Kirkway, Middleton. The site is located within the Defined Urban Area in a location approximately 0.9km from Middleton Town Centre. The local area is predominantly residential, although there are a variety of small shops and services located within the Mount Road / Kirkway linear commercial area nearby.

Residential dwellings face the front and side elevations of the application establishment. The spacing between the pub and the front elevations of these houses increases from a minimum of 25m. The Lancashire Fold has an existing external seating area which provides seating for outdoor drinking and dining.

Since 2020 and lockdown following the Covid 19 measures, three car spaces have been in constant use as an extension to the beer garden as shown on the existing site plan.

The external appearance of the public house is not currently aesthetically pleasing.



Image 2: Ariel view from Google maps.

Proposal

The application seeks permission for the improvement and enhancement of the existing public house and outdoor seating area to provide a modern and attractive appearance. The proposed external refurbishments are all within the curtilage of the pub and include the following proposals:

- A new replacement front entrance canopy;
- A mono pitched roof above existing flat roof to improve the pub appearance and to provide covered areas in the 2 nr existing recesses adjacent to the customer toilets;
- An extension to the beer garden at the front to incorporate the 3 car spaces that have been used as beer garden since 2020;
- New resin bound gravel surfacing to existing and extended beer garden areas;
- Replacement fencing to the perimeter of the beer garden areas to replace the rotten timber posts and re-use of the existing metal railings;
- Existing festoon lighting with post installation and catenary to be altered to suit new layout. New posts with black paint finish to match the existing;
- 2 nr feature metal archways and timber planters each side to existing pedestrian access to the site to create feature entrance;
- Re-finish principal car park with new wearing course and re-finish white lining to improve appearance;
- Alterations to white lining in secondary car park to change 3 nr standard parking spaces into 2nr disabled parking spaces with 1.2m wide hatched area.

The proposed works are required to improve the existing on-site facilities and to provide an improved external appearance of the public house to improve kerb appeal.

The proposed mono pitched roof over the existing flat roof will also create 2 nr covered external seating areas which will provide shelter during inclement weather.

The replacement pitched roof entrance canopy is being extended to create additional covered area to provide shelter for customers entering and leaving the premises especially during inclement weather when customers congregate beneath the canopy waiting for taxi's, etc.

The beer garden extension will extend the footprint of the beer garden area which will extend the beer garden 4.8m from the existing kerb.

The existing number of car parking spaces will be reduced to accommodate the proposals. The 3 spaces in front of the existing beer garden have had bench seating in place and not used for car parking since 2020. One additional car space will be omitted from the secondary car park to accommodate the proposed 2 nr disabled car spaces. The remaining number of car spaces is considered satisfactory for the use of the business.

JW Lees Ltd seeks to work in a positive and proactive way, to propose a development that will improve the economic, social, and environmental conditions of the area, in line with the National Planning Policy Framework.

Principal Objectives

The principal objectives of the scheme are to:

- To improve and enhance the external appearance of the existing public house;
- To provide an improved external seating area which can be used during inclement weather;
- Create a sustainable and long-term solution for the site, including the growth of the current business operations;
- Provide the best and most efficient use of land compatible with local context, bearing in mind that the site is in a highly accessible location.



Image 3 - Photograph showing existing flat roof over existing single storey element fronting Kirkway and 3 car spaces in front of existing beer garden that have been used as an external seating area since 2020.

Planning History

Information obtained from Rochdale Borough Council web site search:

000023016183 | 77 Kirkway Middleton M24 1EP

 Print

[Address](#)

[Property History \(5\)](#)

[Constraints \(0\)](#)

[Map](#)

Planning Applications (3)

- [Application for external refurbishment including decking area](#)
Ref. No: 16/00266/FUL | Status: Approved
- [INSTALLATION OF PLANTER AND COVERED SHELTER](#)
Ref. No: 06/D47933 | Status: Refusal
- [INSTALLATION OF DETACHED CANOPY TO SOUTHWEST CORNER OF PUBLIC HOUSE](#)
Ref. No: 11/D54409 | Status: Refusal

Planning Appeals (0)

Properties (0)

Building Control Applications (1)

- [Minor structural alterations and refurbishment of the public house. \(Ref: 22-73001\).](#)
Ref. No: 024459 | Status: BCO

Use

The proposed replacement entrance canopy will provide a larger covered area for customers entering and exiting the premises during inclement weather and will provide shelter from sun, wind, rain and primarily wind driven rain which is a common weather condition typically associated with Middleton and the Manchester region. Customers waiting for taxi's etc usually congregate under the entrance canopy during inclement weather which creates a bottle neck for customers arriving at the premises. The extended canopy will provide additional covered area to overcome this issue.

The proposed mono pitched roof above the existing flat roof will provide 2 nr external covered seating areas within the existing beer garden areas to each side of the existing customer toilets.

The proposed beer garden extension will formalise and enclose the current arrangement which has seen the 3 car spaces within the car park being occupied by bench seating since 2020 as can be seen in Image 3 above. The proposed replacement fencing to the perimeter of the existing and extended beer garden will formalise the beer garden area.

The white lining in Car park 2 will be altered to provide 2 nr additional parking spaces for disabled customers.

Layout, Amount and Scale

The size and scale of the mono pitched roof and replacement front entrance roof canopy have been designed to give the appearance of a pitched roof instead of a flat roof. The ridge height of the mono pitched roof will be 1100mm above the existing flat roof covering to act as edge protection to the perimeter of the flat roof. The scale of the installation has been designed to ensure that the proposal is subservient to the existing host property and the architectural hierarchy of the property is not undermined.

- The proposed replacement entrance canopy is approx 6 m2 larger than the existing canopy.
- The proposed beer garden will increase the beer garden area by approximately 54m2.
- 2 nr feature metal archways and timber planters each side to existing pedestrian access to the site to create feature entrance;
- The rotten fencing posts will be replaced and new posts installed to the perimeter of the existing and extended beer garden re-using the existing metal railings.

Appearance

Please refer to the accompanying drawings and the images above which indicate the appearance of the proposed works.

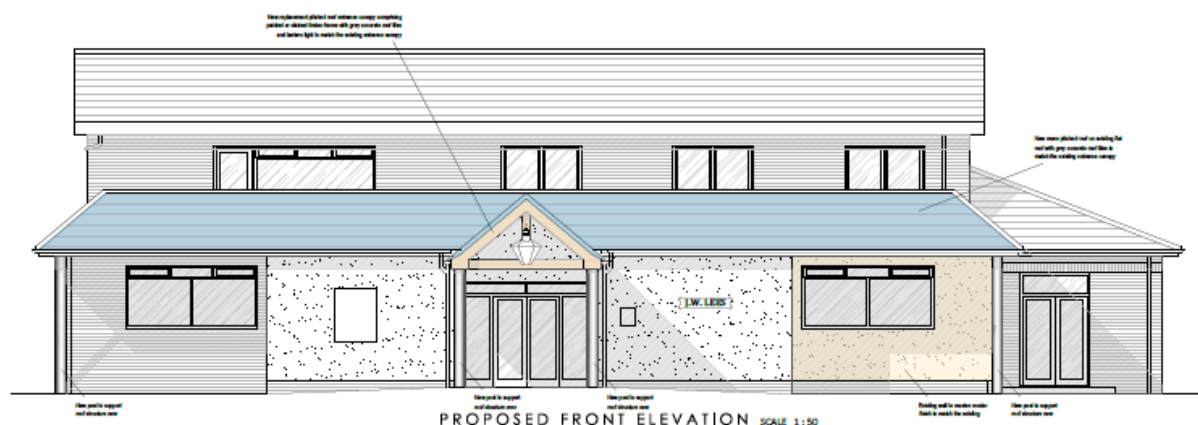
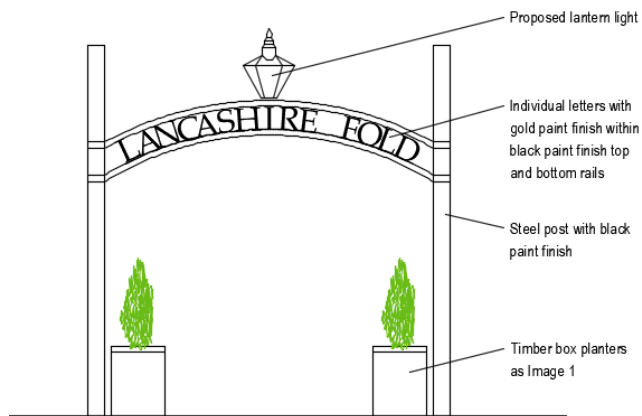


Image 4 - Image extract from drawing 1324-05 showing proposed front elevation.

MATERIALS KEY	EXISTING	PROPOSED
Pitched roof coverings:	Grey concrete pitched roof tiles.	Grey concrete pitched roof tiles to match the existing.
Flat roof coverings:	Mineral felt roof coverings.	AA fire rated GRP or single ply or liquid plastic or mineral felt to applicants preference.
Roof lights:	Powder coated aluminium roof lights.	Powder coated aluminium roof lights.
Gutters / downpipes and SVP's:	Black upvc.	Black upvc to match the existing.
External walls:	Mixture of brickwork and painted render.	Painted render to match the existing in areas as indicated on plans.
External walls below DPC:	Brickwork.	Brickwork brick below DPC to be retained.
Windows:	Mixture of white upvc and painted metal windows.	Existing windows to be retained.
External doors:	Painted timber doors and screens.	Existing doors and screens to be retained.
Hard landscaping:	Tarmac carpark and indian stone paved patio in Beer Garden and ceramic tiling beneath entrance canopy.	Resin bonded gravel surfacing to existing and extended beer garden areas.
External lighting:	Security lights, wall lights and post lights of various types and styles.	Security lights, wall lights and post lights of various types and styles to compliment the existing to the clients preference.

Image 5 - Image extract from drawing 1324-05 showing proposed materials key.



**FEATURE METAL ARCHWAY DETAIL
TYPICAL FRONT ELEVATION scale 1:50**



Images 6 and 7 - Image extract from drawing 1324-05 showing proposed metal archway front elevation and example of metal archway at another JW Lees pub The Elizabethan in Stockport.

Access

The proposed works do not change existing access to the public house and beer garden areas.

Social Impact

The proposal provides minimal social impact; however, it should be noted that the proposed development will enrich and improve the current facilities which are currently used as a local hub and meeting place for locals, groups, and other such institutes.

Investment in this property will prolong the building life and generally benefit the character of the local area.

Economic Impact

The Lancashire Fold is a busy public house located within a predominantly residential area which benefits from regular customers and passing customers.

It is hoped that the proposed development will have an economic impact on the existing business in that the investment will see increased custom.

Additionally, it is hoped that the proposed development will attract new visitors to the local area, bringing interest to local tourism and businesses in and around the surrounding areas.

The proposed replacement entrance canopy and mono pitched roof to the perimeter of the existing flat roof are an essential addition to the existing business to improve the overall appearance and kerb appeal to potential passing customers. The beer garden extension will increase the seating capacity within the existing building demise and will assist in attracting new and existing customers to the establishment.

The proposed works will maintain and reinforce the existing employment by enhancing the facilities for visiting customers and provide an improved external facility to encourage passing trade to visit the premises.

Community Safety

It is felt that the proposed works are, in planning terms, classified as 'minor in nature' and will not impact on the safety of local residence and the wider community.

Noise and residential amenity

The proposal is for the improvement and enhancement of an existing outdoor seating area.

The proposals would marginally increase the seating capacity of the outdoor area, but it is considered that the impact of this will be off-set by the addition of the surrounding fence which will ensure that all activities associated with the facility will take place within it and do not spread onto the car parking area as it does so at present.

Consequently it is considered that the proposed development will not affect neighbouring properties.

No additional overlooking or privacy issues will be created.

There will be no difference in business operation between the existing and proposed schemes.

In terms implementing the construction works on site we propose that the hours of work are carried out Monday to Friday: 8am to 6pm; Saturdays: 8am to 1pm and Sundays and bank holidays: No work permitted, or noisy work prohibited in order to mitigate any loss of amenity.

Employment

The proposed works will maintain and reinforce the existing employment by enhancing the facilities for visiting customers and provide an improved external facility to encourage passing trade to visit the premises.

Tree Protection

There are no trees or hedges on site that will be affected by the proposed works.

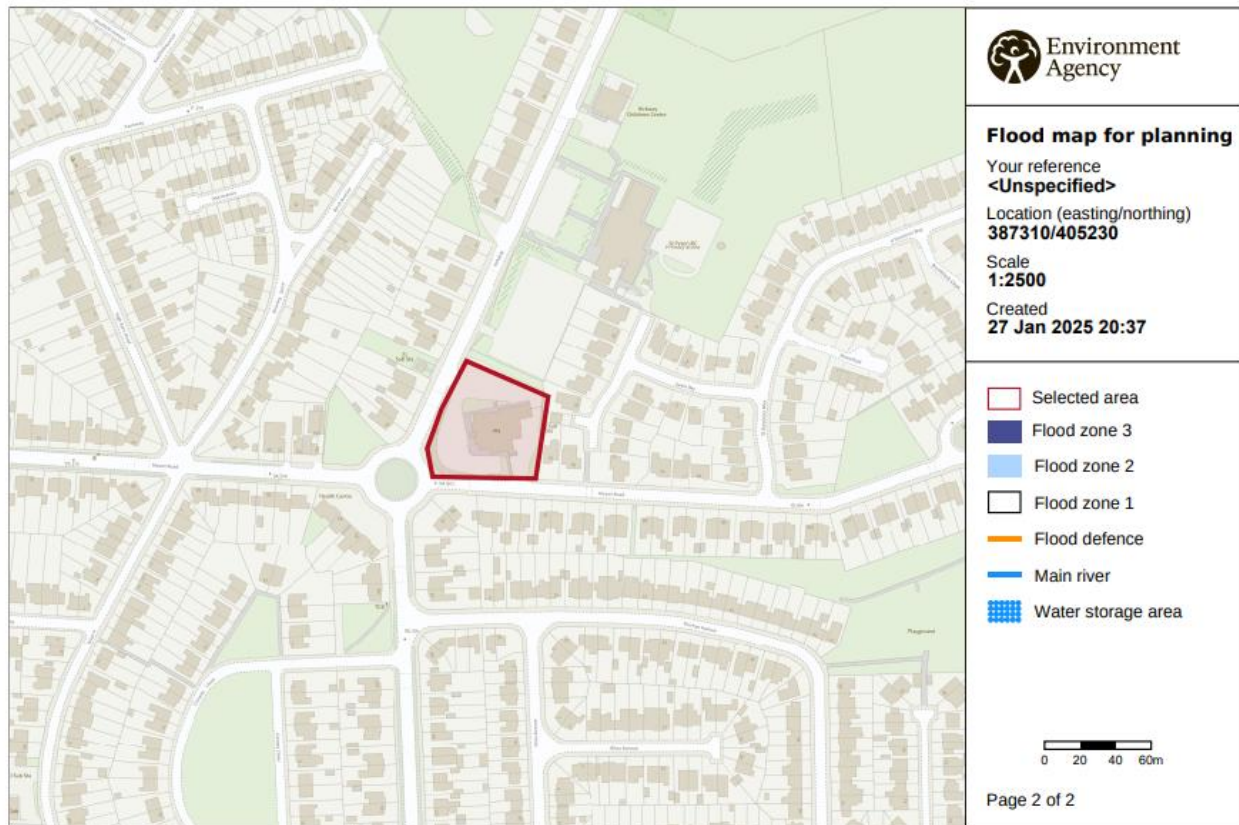
Property Constraints

Rochdale Borough Council web site search indicates that there are no property constraints associated with the site.

Flood Risk

The property constraints search indicates that the site is located in a Critical Drainage Zone.

<https://flood-map-for-planning.service.gov.uk> flood map for planning indicates that the application site is located in flood zone 1, an area with a low probability of flooding.



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Image 8: Flood Map for Planning – red line boundary denotes location of application boundary.

The proposed works are confined to area associated with the existing beer garden which is currently occupied by Indian stone patio flags within the existing beer garden, pre cast concrete kerbs and tarmac car park. The proposed works will not increase the flood risk elsewhere.

Drainage

The existing surface water drainage system and foul drainage system will be retained and will not be affected by the proposed works.

There are no additional foul connections anticipated as part of the and there will be no additional surface water run off resulting from the proposed works.

Energy Performance

The proposed works have been designed to incorporate Climate Change Mitigation measures as follows:

- Built to current Building Regulations
- Low energy light fittings will be used wherever possible
- All construction materials will be locally sourced wherever possible

The sum total of the above points will assist in improving the current EPC rating and will help to create a more efficient building.

Highways

The application site is located in a primarily residential area with relatively good public transport links. There are bus stops nearby on Kirkway and Kingsway which are a short walk away.

As the pub is located within close proximity to adjacent residential areas it is envisaged that most visitors will arrive either on foot or by tram, bus or Taxi.

There are 2 car parks on site which provide off street parking for staff and customers.

The main pedestrian access point into the site will remain off Mount Road and Kirkway.

Servicing and delivery for the proposed scheme will be serviced in the same way as existing with waste collection being carried out on the same days and utilising the same vehicles.

It is felt that the proposed works are in planning terms of a minor nature and do not bare any impact on the range of public/private modes of transport available to customers.

It is not envisaged that the proposal will have any additional impact on the usual traffic associated with the current pub activities and consequently we consider that there would not be any detrimental impact to highways as a result of the proposed works.

Sustainable Development

The proposed mono pitched roof canopy will provide extra capacity within the current demise by way of increasing the occupancy capacity of the external covered beer garden during inclement weather which would otherwise be un-usable due to wind driven rain and thus will reinforce the existing business.

The proposed works will enhance local job prospects as the business is anticipated to be significantly busier and more viable.

The above factors show that the proposed works would not result in the loss of an existing community facility but instead that the proposals would actually see a vast improvement to the community facility.

Supporting Documents

Please refer to the following drawings/documents which support this application:

- 1324_01 Location Plan and Block Plan
- 1324_02 Existing Site Plan
- 1324_03 Existing Elevations
- 1324_04 Proposed Site Plan
- 1324_05 Proposed Elevations
- 1324_06 Existing and Proposed Roof Plans
- 1324 Environmental Statement

Conclusion & Summary

This application by JW Lees Ltd seeks Planning Permission and Listed Building Consent for the proposed retractable awning canopy, side screens and associated works located in the existing beer garden at the front of The Brook Public House to provide improved customer facilities as indicated upon the accompanying plans.

This application and supporting statements demonstrate that this proposal has:

- 1 Ensure the host building remains the dominant element in terms of size and appearance
- 2 Not harm the scale and character of the original part of the existing building
- 3 Not harm the character and appearance of the local area
- 4 Not harm the amenities of nearby residents
- 5 Have no adverse impact on highways
- 6 Have no detrimental impact on existing ecology and trees
- 7 Bring significant benefits to the customers / visitors to the public house
- 8 Provide a sympathetic and attractive addition and an improvement to an existing facility
- 9 Reinforce employment for the business and maintain jobs
- 10 Reinforce the business model, attracting new customers and increased custom

It is considered that the proposal is entirely acceptable and in full compliance with the relevant planning policies of the Local Plan and we respectfully ask that the Local Planning Authority support this application and grant full planning permission for the proposal.