

DESIGN & ACCESS STATEMENT

Application:

**PLANNING APPLICATION FOR NEW PATIO, HORSE PARK, REPLACEMENT WINDOWS & REMOVAL OF TREE
ON BEHALF OF J W LEES & CO (BREWERS) LTD**

Site Location: **PACK HORSE INN, ELBUT LANE, BIRTLE ROAD, BURY, BL9 6UR**

1. Introduction

This statement should be read in conjunction with the Heritage Statement, Planning application forms & accompanying drawings.



Photograph 1



Photograph 2



Photograph 3



Photograph 4

2. Introduction

This Design & Access / Planning Statement has been prepared to accompany the Heritage Statement & Planning Application for the new patio area, new horse park, new replacement windows & removal of tree as described below. The purpose of this statement is to provide further information on the design and its relationship in terms of its character and the surrounding area.

3. Site

- The Pack Horse Inn is located on Elbut Lane in the semi-rural area of Birtle which is a suburb of Bury. It is situated about 600 metres north of the B6222 on a no-through-road serving the local farming community.
- The Pack Horse Inn is located within the Birtle Conservation Area.

4. Design Proposal

The design proposals consist of the following:

- Removal of 3no. existing black painted timber windows and replacement with a new black painted timber double glazed fixed central window & 2no. inward opening bi-fold windows each fitted with an outer black powder coated tubular guard rail.
- Removal of the existing patio cherry tree is proposed. Retrospective approval is requested for this removal as the tree has already been removed.
- Formation of new paved Patio area & Horse Park area with walling to both formed using rock filled gabion baskets.
- The Pack Horse Inn will provide a community service for the local farming community & 2no. local stables in providing the Horse Park Area as a convenient stop off point for riders & horses to enjoy the establishment & surroundings.

5. Movement & Circulation

The movement & circulation will not be affected due to the proposed alterations.

6. Appearance

- The appearance / design of the new replacement windows is considered to be in keeping with the other windows to the building.
- The appearance / design of the new rock filled gabion basket walling is considered to be in keeping with the other rock filled gabion basket walling to the external patio areas.

7. Access & Parking

- The property has safe existing access for customers, staff, deliveries & emergency services will be unaffected by the proposals.
- The large car park provides 47 existing car parking spaces with 42 car parking spaces proposed as part of the proposals meaning there will be a loss of 5 car parking spaces.

8. Landscaping

- The site lies within a group TPO (TPO010) with the largest trees on the site adjacent Elbut Lane.
- None of the trees will not be impacted by the new patio or replacement windows.
- Removal of the existing patio cherry tree is proposed. Retrospective approval is requested for this removal as the tree has already been removed.

9. Summary

We believe that the proposals are policy compliant and are necessary to help support the pub through these difficult economic times. We therefore respectfully believe that planning permission should be granted.