

Design and access statement The Parkside Public House, Bury Old Road



Project

Change of use of A4 used class into A3 use class with bar.

Introduction

This design and access statement has been submitted in support of the planning application for the change of use of a public house A4 into a A3 use class.

Site analysis

'The Parkside hotel' was run by pub couple John and Eileen for 23 year, the pub pulled its last order in April 2011 and has been vacant for a number of years.

The Parkside is not a listed building but locally it is considered as a building of importance due to its Tudor style of Architecture.

The Parkside is located on Bury Old Road (which is road leading from Manchester to Bury). The Parkside has a row of houses to the north and park to the east and a pool hall, restaurant and public house located to the south.

Proposal

Change of use from A4 to A3 use class. As part of the proposal the main front elevation of the building will be repaired.

There will be no alterations to the fabric of the building apart from alerting an existing window opening to form a door opening, shown on the proposed plan and rear elevation. The location of the kitchen and the extraction system will remain as existing.



Existing Extraction Duct

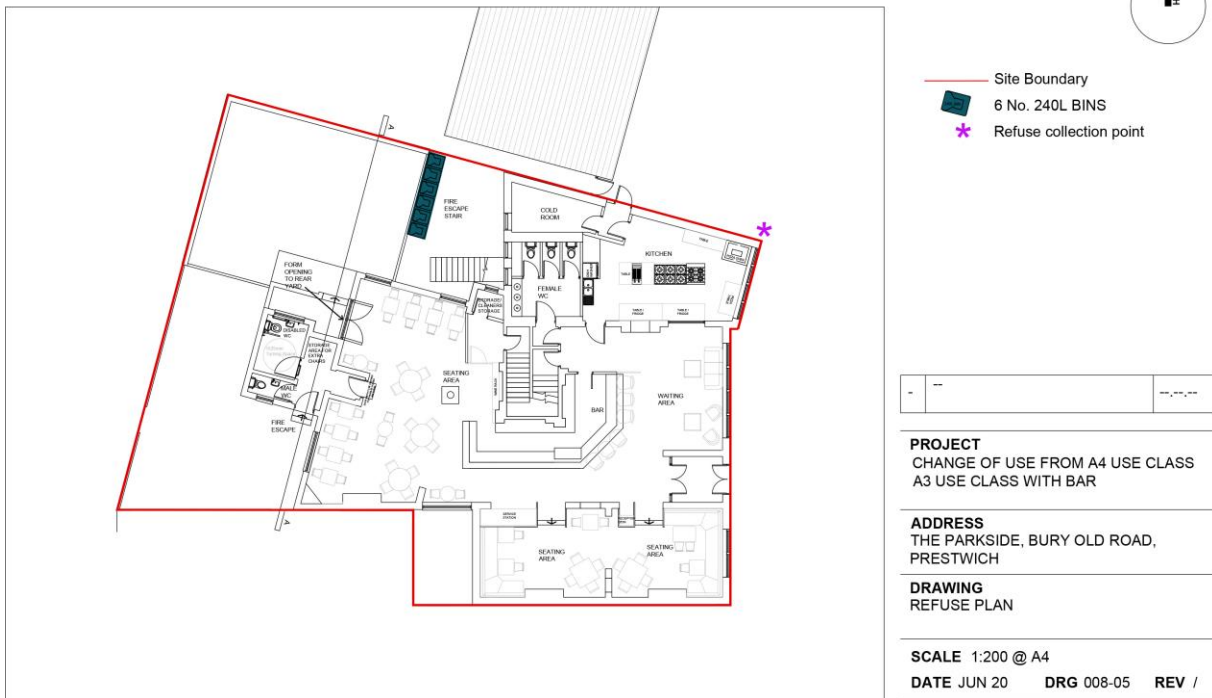
Signage

The existing signage letters for 'The Parkside' will be removed from the front face of the build (Highlighted in **RED**). The new business will replace the existing signage above the entrance (Highlighted in **Green**).



Waste Management Plan

Refuse bins will be stored in a secure yard at rear of the building. The bins will be moved to the refuse collection point at the front of the building. Please see the refuse plan.



Accessibility

The building benefits from roadside parking to the front. It is in close proximity to the bus link. The building's main entrance is from Bury Old Road. The building does not have a level entrance, hence small changes will be made to help with accessibility to the building.