

DESIGN & ACCESS STATEMENT - DOCUMENT REF: 2022 FUS4163-001

PLANNING APPLICATION FOR:

Site Location: **THE ROSE & CROWN, 2-6 COCKEY MOOR ROAD, BURY, GREATER MANCHESTER BL8 2HB**

1. Introduction

This statement should be read in conjunction with the Planning Application forms & accompanying drawings.

Description of works to form **NEW BEER GARDEN**

1. Provide 1no new covered pergola overall size 6m x 6m, with RAL7024 graphite grey powder coated aluminium posts & frame, comprising of 2no 6m x 3m x 2.5m h pergola units connected. With 150x150mm individual posts and a louvred roof system to each. Electrical supplies provided for 8no electric heaters
2. Provide new resin bound surfacing to designated former tarmac area to create new beer garden to receive new resin bound surface with perimeter flush slim concrete edging.
3. Provide 13no. New tanalised planters 500 H x 500 x W x 1500 L
5no. New tanalised planters 500 H x 500 x W x 500 L
To take plants and 2500 high posts to carry new festoon lighting to the boundary of the new beer garden
4. Allow to repair existing car park & white line to new layout
5. 2no new Velux windows
6. Provide new 0.5m tanalised hardwood timber post and chain to boundary & area as indicated.



2. Introduction

This Design & Access Statement has been prepared to accompany the Planning Application for the new beer garden at the above property.

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. Design Proposal

The design proposals are to form a new beer garden to the east elevation for the public house.

New signage application will be by others.

4. Movement & Circulation

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

5. Evaluation and Opportunities

The proposed development seeks to improve the local amenities for both the community and visitors.

The design will be undertaken to minimise the effect on the existing structure and layout whilst maximising the commercial potential for the premises which are deemed essential for the business to develop & serve the local community.

6. Appearance

The general form and layout of the proposals has already been described and is as indicated on the application plans.

The setting and character of the site is to remain as existing, but will create a better kerb side appearance.

7. Access & Parking

Slight reduction in spaces to discourage driving

8. Neighbourhood Consultation

To our knowledge, the applicant has not been in contact with their immediate neighbours.

9. Summary

The existing character and appearance of the property accompanied by the surroundings has been considered therefore based on the information provided a grant planning approval is considered justified.