

**Design, Access & Heritage Statement in
Support of Planning & Listed Building
Application**

Project:-

**Shoulder of Mutton
External works**

**Situated at:-
Lumb Carr Road
Holcombe, Bury**

Date: 30 April 2025
Rev: 1 27th May 2025

**SHOULDER OF MUTTON
LUMB CARR ROAD, HOLCOMBE BL8 4LZ**



- 1) **Introduction:** This Design, Access and heritage Statement has been prepared by IMD & Assoc. Ltd to assist in explaining the planning and listed building applications for proposed external works at the Shoulder of Mutton public house.
- 2) **Project Description/Use:** Subject to approval, proposals will provide improved use of established external drinking areas. Works as proposed are completely limited to non-historic listed areas and do not affect any elements of the building itself.
- 3) **Proposed Works:** Subject to approval, a pair of timber gazebos will be erected to a portion of the existing external drinking area adjacent to the car park. At the same time, a raised kerb will be introduced within the curtilage to deflect rainwater running down the Lumb Carr Lane to bypass the seating/gazebo area as currently water floods across the highway and into the external drinking area. The short area of new kerb will push the water towards the existing highway gulley and any excess will then run into the car park rather than the seating area. By relocating and reducing the existing external seating provision, this enables improved car park access and will facilitate the marking out of dedicated blue badge parking spaces.

- 4) **Site & Surrounding Area:** The Shoulder of Mutton is a Grade II listed building, entry number 1067276. It's official listing quotes the address as Alba Street although it actually fronts Lumb Carr Road. It occupies a large, steeply sloping site with a car park within its demise and to its right (when viewed from Lumb Carr Road) are two stone properties.
- 5) **Design Statement:** There are no works proposed to the fabric of the building, internally or externally and the proposed alterations to the external macadam-surfaced area are intended to improve the experience for users of this space whilst at the same time improving vehicle access. The new timber gazebos will stand approximately 2.5 metres off the side elevation.
- 6) **Scale/ Area:** the area involved is approximately 60 square metres which takes in some existing macadam area and reduces the current external seating provision by approximately 60%.
- 7) **Layout:** as described above and shown on drawings
- 8) **Landscaping:** It is expected that loose planters will be sited around the gazebos to soften the appearance and generally improve the overall appearance of the large macadam area.
- 9) **Appearance & Details:** The proposed structures will be in grey painted timber frame with grey painted "hit and miss" slatted panels up to a height of 1100mm above FFL; clear, roll-down vinyl panels will be sited above the timber panels. The roof will be finished in black felt shingles to emulate roof slates. The floor within the footprint of the gazebos will be in an oak-colour composite deck, raised approximately 150mm above the existing macadam with a ramp at one end for improved access for those with impaired mobility. A small bar will be constructed at one end which will house a couple of bottle coolers.
- 10) **Access Statement:** One access point will be off the car park which will be ramped, with double-height handrail in accordance with Part M of the Building Regulations. The other will be at the front and will be a single step up over a concrete bund, intended to assist in deflection of rainwater flooding. In view of the above, we feel access requirements have been met for all customers' needs.
- 11) **Customer Access:** As above
- 12) **Staff Access:** As item (10).
- 13) **Delivery Access:** Access for deliveries will be unaffected by proposals.
- 14) **Access for Emergency Services:** Access for emergency services is unaffected by the proposals.

Heritage Statement

Shoulder of Mutton public house

Significance/Character

Heritage Category: Listed Building

Grade: II

List Entry Number: 1067276

Date first listed: 29th January 1985

Statutory Address: Shoulder of Mutton, Alba Street

Statutory Address:

SHOULDER OF MUTTON PUBLIC HOUSE, ALBA STREET

The building or site itself may lie within the boundary of more than one authority.

District:

Bury (Metropolitan Authority)

Parish:

Non Civil Parish

National Grid Reference:

SD 78193 16636

Details

SD 71 NE, 3/128

ALBA STREET, Shoulder of Mutton Public House

GV

II

Later C18, probably a rebuilding or remodelling of earlier inn. Symmetrical ashlar front. Three storeys. Three sash windows with glazing bars (casements on top storey probably originally sashes). 4-panel door under masked fanlight; open pediment on pilasters. Quoins. 2-span slate roof with parapet between gable stacks. Nos. 1 and 3 abut to right.

Listing NGR: SD7819316636

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

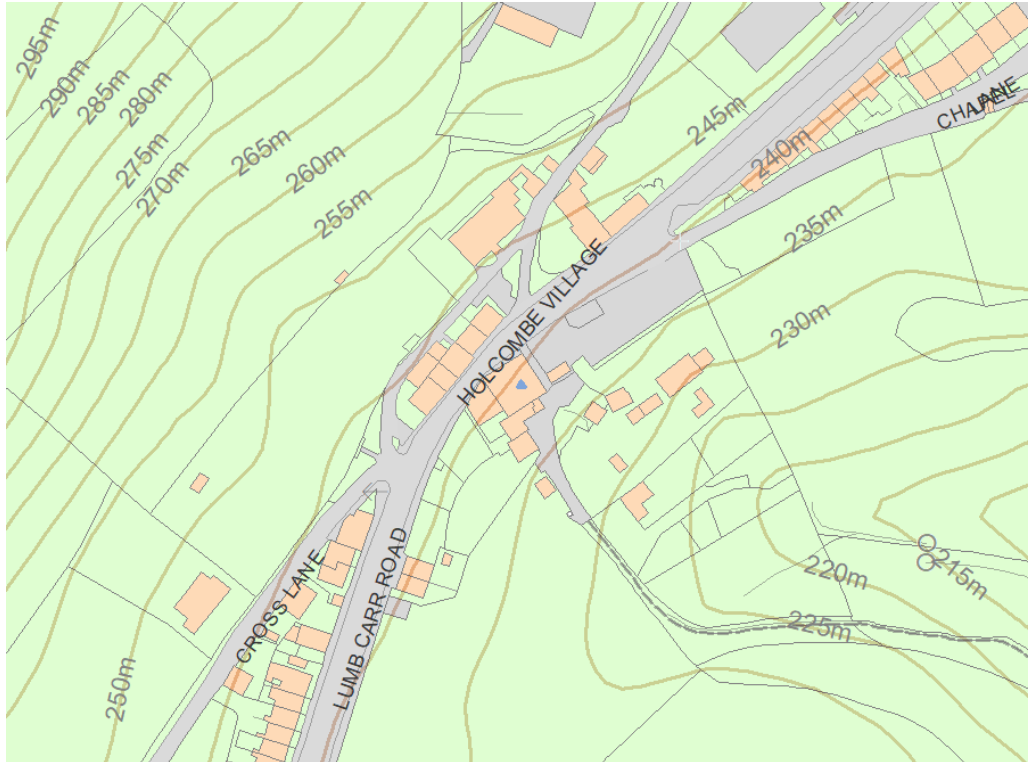
210579

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Extent of Proposed Works

Erection of two timber-framed gazebos over part of existing external drinking space to include one ramped access and one-stepped access:

Please refer to accompanying plans. The covered space will reduce the existing external seating area by approximately 60% and provide improved vehicle access and dedicated blue badge parking. No aspect of the listed building will be affected at all by this proposal.

The justification for these works is to provide sheltered external seating; a much-desired feature since Covid.

The proposed development is not expected to detract from the form or the setting of the listed building and will provide added customer appeal thereby ensuring the continued success of this venue and by default, the retention of the listed building asset for years to come.

Green Belt Considerations

Under the government's National Planning Policy Framework (NPPF), guidance is given as to what is considered of importance and relevance to the protection of green belt land throughout the UK. Below is an extract from the NPPF outlining the key purpose of the Green Belt policy. As the application site falls within a designated Green Belt area, the proposal needs to satisfy both the national policy and local policy

142. *The government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.*

143. *Green Belt serves 5 purposes:*

(a) to check the unrestricted sprawl of large built-up areas;

(b) to prevent neighbouring towns merging into one another;

(c) to assist in safeguarding the countryside from encroachment;

(d) to preserve the setting and special character of historic towns; and

(e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

In respect of paragraph 142, the "land" is already developed in that it forms and external drinking area directly bordering the public footpath and the car park and already has external seating in place. The proposal is for a largely open-framed structure to provide cover to external seating and in that respect retains the "openness" of the land.

In respect of paragraph 143, there is (a) no sprawl, (b) no element of one town merging into another, (c) no encroachment into the countryside, (d) no change to the setting or character of the town and (e) the urban regeneration aspect is not relevant to this proposal.

When considering the local plan, reference is made to the Places for Everyone Joint Plan which covers the Greater Manchester Boroughs and the draft local plan for Bury together with acknowledgement of the notes in Topic Paper 10: Green Belt. It is understood, at the time of writing this statement, that the Draft Policy dated March 2025 has been out for consultation but is not yet adopted however it makes sense to use this as a benchmark.

Section 13: Protecting the Green Belt sets out those villages or settlements that are “washed” in the green belt and the applicant is sensitive to the fact that Holcombe is one of such settlements. The document states:

Policy LP-GB1: Limited infilling in village settlements The Council will support limited infilling within the Borough’s village settlements of Shuttleworth, Holcombe, Hawkshaw, Summerseat, Affetside, Nangreaves, Ainsworth and Simister where it:

a. is in keeping with the scale, character and appearance of its surroundings and the local area; Draft Bury Local Plan (March 2025) 119

b. does not give rise to unacceptable impacts; and

c. does not involve the loss of undeveloped land that makes a positive contribution to the character of the area. Proposals within areas of Green Belt associated with settlements other than those listed will not be regarded as limited infilling in a village settlement.

In respect of the above, the proposal is (a) in scale, character and appearance of its surroundings; (b) it does not give rise to unacceptable impacts; and (c) does not involve the loss of undeveloped land that makes a positive contribution.

As stated previously, the proposal is merely to install a rigid shelter over existing, established external drinking areas and as such, is not really development in the broader meaning. The extent is less than the current drinking area, the height is low and the materials are natural in appearance. At the same time access to the established car park is made safer.

In view of the above, it is our considered opinion that none of the policies at national or local level are compromised by the proposal.