

DESIGN AND ACCESS STATEMENT DA18037 – THE LORD RAGLAN, BURY

DATE	JULY 2023
APPLICANT	MR D SALZMAN
APPLICANT ADDRESS	C/O AGENT
PROPOSAL	CONVERSION OF EXISTING PUB INTO 5 APARTMENTS AND ERECTION OF 3 HOUSES
DEVELOPMENT ADDRESS	THE LORD RAGLAN, WALMERSLEY, BURY, BL9 6SP

INTRODUCTION

This Design and Access statement is for the conversion of the Lord Raglan pub into 5 No. dwellings and erection of 3 No. new houses with associated access, parking spaces and landscaping. The intention is to bring into use a piece of land that is not currently used to its full potential and restore the vitality of the site.

LOCATION

The site is located in the village of Mount Pleasant on Walmersley Old Rd. It is situated on the south westerly slope of Snape Hill in the West Pennine Moors. The area was originally a purpose built factory village but it has now evolved from its industrial roots into a thriving contemporary residential community. The village consists of a mix of terraced properties dating from the early to late 19th century, complemented by a development of new terraced properties and apartments built later on the site of the original mill. The site is on the main Walmersley Old Rd and it has a bus stop linking it to the public transport less than 5 mins walk away.

THE SITE

The site is broadly rectangular and is currently occupied by the Lord Raglan pub and the belonging car park. It is at the border of the conservation area and the Mount Pleasant village. To the south there are rows of terraced houses and to the north there are open green fields.

PROPOSAL

The houses are to be two bedroom properties in a traditional layout with living spaces on the ground floor and bedrooms on the first floor. The new houses have a large amount of amenity space to the

rear and an open view towards the West Pennine Moors. All aspect distances abide by planning regulations and there will be no overlooking effect on any of the surrounding residential properties as the development is set in line with the existing houses.

SCALE AND MASSING

The footprint of the proposed development follows that of the existing houses on Walmersley Old Rd. Full consideration is given to the effect of the proposal on the openness of the Green Belt. Due to the sloping nature of the site the proposal will naturally fit in its surroundings. The height of the buildings is similar to the neighbouring house and in accordance with the overall scale of the surrounding buildings. On advice of Bury Planners the height of this proposal has been reduced from the earlier submitted scheme.

APPEARANCE

The proposal addresses and relates to the historic and special character of its setting within the Mount Pleasant Conservation Area. The materials and architectural aesthetic respond to the surroundings and deliberately share similar characteristics with exterior stone walling and slate roofing.

ACCESS

Access to the proposed new dwellings will be via Walmersley Old Rd. The new houses will have allocated parking for 2 cars per house, which given the overall number of occupants surpasses the council's prescription. The converted pub dwellings are to have allocated parking to the rear.

SUMMARY

The proposal would enhance the character and quality of the historic environment and make a positive contribution to the heritage value of the site. The design is complimentary to the Mount Pleasant village and will contribute to the redevelopment of a currently deserted site.

The Lord Raglan pub has been closed for some time and residents have started using other pubs in the vicinity. This is why the change of use will have no detrimental effect to the already established routine in the area but only positive one in terms of the overall aesthetics of this part of Mount Pleasant.