



UPDATED DESIGN & ACCESS STATEMENT

The Lord Raglan Public House, Mount Pleasant, Bury BL9 6SP

05 September 2024

Introduction

1. This Updated Design and Access Statement ("**Updated DAS**") serves as an update to the Revised planning, Design & Access Statement prepared by Edgeplan in October 2021 ("**DAS 2021**") and the Design and Access Statement prepared by Debtal Architecture in July 2023 ("**DAS 2023**").
2. This Updated DAS will solely focus on the conversion of the Lord Raglan Public House to form five apartments, as the previous proposals to replace the existing car park with dwellings have been discarded. The car park will now be retained.
3. As the proposed conversion of the Lord Raglan Public House in this Updated DAS has a similar design as the one proposed in the DAS 2021 (excluding the now discarded replacement of the car park with dwellings), those documents are still relevant in part. In this Updated DAS, we will refer back to the relevant sections of this document.
4. Whilst the current proposal must be considered afresh and on its own merits, it is also important that the Application is seen in its full evolution, having had the benefit of advice from various technical officers of Bury Council (the "**Council**") and having responded/reacted to that advice as well as comments made by interested parties through statutory consultation. Whilst this constitutes a change from that which was initially submitted, it remains wholly within the same red-outlined area and includes no more development than initially proposed.
5. This current proposal limits the development to the conversion of the Lord Raglan Public House and is considered the least intrusive form of development that can result in a viable form of regeneration/redevelopment of the site, whilst also seeking to address a dramatically unmet need in the local area i.e. housing.
6. Policy considerations relevant to this design in this Updated DAS are set out in the Second Planning Statement Addendum.

Background

7. The Lord Raglan had been a public house for a significant period of time, but following its demise and a failed attempt by local residents to purchase it in line with their 'right of first refusal' under an earlier Listing as an Asset of Community Value ("**ACV**"), it is currently redundant; it is neither a local public house, nor an ACV.

8. It is a Grade II Listed Building and sits within the Mount Pleasant Conservation Area.
9. A pre-application enquiry was submitted to the Council by the Applicant in respect of the site in March 2018. This informed the preparation of the application and the details submitted with it.
10. An earlier (to this present application) planning application was submitted in July 2019 (Full permission Ref. 64476 / LB Consent Ref. 64594), which was subject to consultation responses raising detailed matters as well as points of principle.
11. Revised applications were submitted in February and April 2020 (Full permission Ref. 65428 / LB Consent Ref. 65331) and discussions have taken place over time in relation to the design and detail of the scheme.
12. New applications were submitted in October 2023 (Full permission Ref. 70213 / LB Consent Ref. 70214).
13. A revised version of the development was provided with the Planning Statement Addendum prepared by Irwin Mitchell and submitted on 10 January 2024 to the Council.
14. The current revised version seeks to solely focus on the conversion of the Lord Raglan Public House, while discarding the now superseded proposal of constructing terraced houses on the existing, developed car park.

Site description¹

15. The Lord Raglan is a detached, two storey stone building with cellars and an attic, dating from the nineteenth century, situated to the north of the former cotton mill complex and factory village known as Mount Pleasant, at Nangreaves 4km north of Bury.



Lord Raglan, Whitewashed



Lord Raglan, Front Elevation restored

16. Known locally as 'The Rag' it is said to have been originally used as a butcher's shop and store on the busy turnpike road between Bury and Burnley, later becoming a hostelry, although the origins of this are not clear. The original date of the building is also in some doubt, in places

¹ The contents of this heading were extracted from the DAS 2021 (page 4 under heading **Site Description**).

ranging from 1825, although attributed to the late nineteenth century in the Council's Conservation Area Appraisal.

17. A single storey section stands to the south of the building which appears to have been extended during the early part of the twentieth century. The front porch and rear staircase are also later additions, and the single storey element on the north-western corner appears to have been altered and/or replaced.
18. At basement level there are storage cellars accessible from lower ground at the rear along with access to a lower-level kitchen area. At ground floor, the pub is divided into three spaces used as a bar/dining rooms. Above, there are five private rooms at first floor level, and an attic room with windows on each gable end. A new staircase extension at the rear provides access to basement, ground and first floors.
19. The building fronts onto Walmersley Old Road which is cobbled as far as the pub and there are small seating areas to either side of the porch. At the rear is a pleasant outdoor seating area overlooking open countryside, and a small yard area. To the north is a car park, raised above the adjoining field level and sloping up to the north, with concrete posts and railings around the perimeter. The car park extends to around 1200sqm, with space for around 50 customer cars.
20. The site is surrounded by open countryside to the north, east and west forming the exposed shoulder of Snape Hill below Harden Moor. To the south lies the Mount Pleasant mill complex, now converted entirely to residential properties.
21. A regular (approx. hourly, Mon–Sat) bus service to/from Bury stops at the bus terminus on Walmersley Old Road, some 500m to the south of the site.

Proposed development

22. The Lord Raglan was occupied by the same licensee since 1952, the Leyden family, who retired in October 2017. On their retirement, and in the absence of anyone to carry on, the pub was closed and placed on the market for sale. The property was marketed by a variety of estate agents, including those specialising in the licensed trade.²
23. After a period of no interest from trades, the applicant purchased the site with the intention of redevelopment.
24. The applicants, part in recognition of the dire housing need in the area coupled with the underdelivery of a range of appropriate housing by the Council and indeed other housing providers within the administrative area, had envisaged a residential scheme, including the proposition to convert the public house to form five two-bedroomed residential apartments over the ground/first floors and attic.

² DAS 2021, top of page 5 under heading **Proposed Development**.

25. All the apartments would be accessed from the existing front entrance and the existing external staircase at the rear of the property would be used to access the two apartments at first floor level. Otherwise, the main structural elements would remain largely unchanged. New partition walls would be used where necessary to divide rooms, with insulated panels between adjoining apartments. All existing windows would be retained.³
26. An improved vehicular access would be formed on the northern side of the building leading to a parking area at the rear with parking spaces.⁴

Planning Considerations

27. The application is accompanied by a number of technical reports and assessments which, along with the submitted drawings and design illustrations, seek to describe the nature and form of the development in detail, and how it will be successfully assimilated into its environment.⁵

Design and Access Statement⁶

28. This section addresses the form and scale of the proposed development, and how the design solution has been arrived at.
29. The earlier application scheme, submitted in July 2019 showed the alteration and conversion of the public house.
30. The listed building was proposed to be altered to form five residential apartments, with parking at the rear. Following consultation, it was suggested that the provision of additional structures on the rear of the listed building were not desirable, and a boundary wall along the front of the building would block its view and would be an alien feature in the conservation area. The application was subsequently withdrawn.
31. A new application, registered in April 2020, simplified the conversion of the listed building, involving only very limited changes to the plan form, appearance and materials.
32. The construction and layout of the existing building lends itself to a new residential use as apartments, which would maintain the asset in its most complete form, without the requirement for new openings e.g. to accommodate equipment or machinery for a business use or substantial extension to accommodate e.g. public assembly. Indeed, the upper floor is already in ancillary residential use as a manager's apartment, thus its character would be barely affected.
33. This part of the development has been welcomed in a response from Bury Council's Conservation Officer (16th June 2020), which stated:

³ Partial extract from DAS 2021, bottom of page 5 under heading **Proposed Development**.

⁴ DAS 2021, bottom of page 5 under heading **Proposed Development**

⁵ DAS 2021, top of page 8 under heading **Planning Considerations**

⁶ The contents of this heading are composed by extracts from the DAS 2021 (page 13 under heading **Design & Access Statement**) which are still relevant for the current design of the proposed development.

“The conversion of the Listed Lord Raglan would be acceptable in that it would be brought back into a viable use. Its historic, communal, evidential and aesthetic values would not be impacted by the proposed conversion as only internal alterations would be carried out and as far as is understood would only result in the adaptation of the building which would be reversible and the soft strip or removal of 20th century fixtures and fittings. As such its group value would not be affected nor would its conversion impact on the character and appearance of the conservation area. The loss of the 20th century extension is also welcomed”.

Plans

34. The following plans prepared by DA Debtal Architecture represent the current design proposal for the conversion of the Lord Raglan Public House to form five apartments:

Title	Project No.	Drawing No.	Rev.	Date
Existing GA Plans	DA18037.	002.	-	01 Feb 2019
Site - Existing and Proposed Landscape Plan	DA18037.0.	002.	14	03 Apr 2019
Site - Block Plan	DA18037.0.	102.	1	28 Nov 2023
Existing GA Elevations	DA18037.	003.	-	01 Feb 2019
Proposed GA Elevations	DA18037.	005.	6	01 Feb 2019
Proposed GA Plans	DA18037.	004.	3	01 Feb 2019
Existing GA Elevations	DA18037.	003.	2	01 Feb 2019

Conclusions

35. The current proposal focuses exclusively on the conversion of the Lord Raglan Public House to form five apartments, bringing back into use a redundant heritage asset which would benefit the local area by preserving and enhancing its contribution to the locality. In addition, bringing a new reuse to a property previously fallen into disuse after failed operation as a public house, due to absence of use and lack of interest in continuing its trade when marketed.
36. The proposed reuse for residential purposes is wholly supported by the local housing needs and has taken into account the significant absence/lack of delivery of housing in the area, together with the more general and national housing crisis.
37. The design of the conversion of Lord Raglan Public House is the same as the one in the DAS 2021. References in the DAS 2021 and DAS 2023 to the now outdated proposals to replace the existing car park with dwellings should be ignored, as the car park will now be maintained.
38. Policy considerations relevant to this design in this Updated DAS are set out in the Second Planning Statement Addendum and the Second Heritage Addendum.