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**DESIGN & ACCESS
STATEMENT**

**The Higher Buck Inn
The Square
Waddington**

Construction of Single
Storey Enclosure to Rear
Yard and Adaptations to
Rear Beer Garden

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DESIGN & ACCESS STATEMENT – THE HIGHER BUCK INN

1. INTRODUCTION

1.1. This Design & Access Statement has been developed in support of a full planning application for the erection of a single storey enclosure to the rear yard and adaptations to the rear beer garden at the Higher Buck Inn, Waddington. This scheme is part of a wider project to create a series of letting bedrooms within what is currently the Manager's accommodation on the first floor of the premises. Since this is ancillary accommodation to the licensed premises, and also there are no external material changes, this element of work does not require LA planning consent.

2. SCOPE

2.1. This Design & Access Statement is prepared in accordance with Circular 01/06 (Guidance and Changes to the Development Control System). In addition it is in accordance with the guidance prepared by the Local Planning Authority (Guidance Notes – Design & Access Statements) and responds to the recommended templates put forward in these documents.

2.2. In doing so, it explains and justifies the Design & Access proposals and demonstrates that an integrated approach has been taken to the development of the site and all design & access issues have been carefully considered.

2.3. This document should be read in conjunction with all other documents and drawings that form the planning application.

3. SITE CONTEXT

3.1. Wider Context

3.1.1. The Higher Buck is located to the centre of the village of Waddington on the north side of The Square. The area is primarily low density residential and The Square and the road leading from this – the B6478 – is the main arterial traffic route running north to south through the settlement.

3.2. Site Context

3.2.1. The buildings this Design & Access Statement relates to are the Higher Buck Public House and the adjoining dilapidated dwelling which are both owned by our client, Thwaites, and are situated on the northern edge of Waddington which is located approximately 2 miles north of Clitheroe. The front of the property faces onto the square with a small cobbled drinking area between the front of the property and the road. The existing buildings are mainly constructed

from stonework with painted render finish and slate roofs, with the rear elevation to the existing adjacent dwelling in stonework.

3.2.2. The site slopes down slightly from the rear car park towards the premises.

3.2.3. Internally, the ground floor accommodates the main bar and eating area with customer toilets to the middle of the premises. An internal stair provides access to the first floor accommodation for the licensees which is being adapted into letting bedrooms and the licensees are proposing to inhabit the adjacent dwelling, as shown on the architect's drawings 798.PL.10 & 11.

4. LOCAL PLANNING POLICY AND HISTORY

4.1. The application site is situated in the Waddington Conservation Area, although the premises and adjacent dwelling are not Listed. The proposals are in accordance with Ribble Valley Local Development Framework and Core Strategy.

4.2. A Planning Application (reference 320071009) to erect a smoking canopy to the rear of the premises and conversion of the adjoining cottage into letting bedrooms was granted on 18th January 2008.

5. DESIGN PROPOSALS

5.1. Amount & Type of Development

5.1.1. Due to the current high demand our client is receiving for letting bedrooms, and potential for increased trade at the premises, our client is to undergo a major internal refurbishment and adaptations to upgrade facilities. This includes a permanent enclosure of the rear yard and external fridge with a new wall and insulated roof. Access from the rear car park is to be made more accessible for disabled people and also an increase in the size of the existing beer garden to include the rear yard of the adjacent dwelling, which will become accommodation for the licensees. Above the existing public house on the first floor the current licensees' accommodation is to be converted into letting bedrooms. Since there are no external material changes and this work is within ancillary accommodation to the public house, it does not require a planning application.

5.2. Layout

5.2.1. The proposed extension is to be located to the rear of the existing public house and is accessed through the existing fire escape/lobby/kitchen. The extension will be located over the position of the existing external walk-in fridge and yard to provide a better layout to the kitchen facilities. The rear entrance is

to be amended from the car park to provide a larger ramp and steps leading to the rear entrance of the public house, including increasing the size of the rear beer garden to include the yard of the adjacent dwelling owned by the client.

5.3. Scale

5.3.1. The existing building is two storeys high with a series of single storey side extensions. The proposal is single storey and will not have a detrimental effect on the existing. The form of the roof is flat to ensure no existing windows are compromised.

5.4. Landscaping

5.4.1. The existing boundary treatment of stone wall/timber fencing to the existing beer garden is to be retained for the new entrance area and there is to be new turf/grass for the new beer garden.

5.5. Appearance and Materials

5.5.1. The proposed extension is to be constructed from the following materials:

- 5.5.1.1. Boundary Walls: In coursed natural stone to match existing.
- 5.5.1.2. Roof: EPDM membrane – colour grey.
- 5.5.1.3. Windows/doors: Painted treated softwood.
- 5.5.1.4. Walls to new yard enclosure: Painted render.

6. ACCESS

6.1. The design of the scheme has been developed with reference to Part B (Fire Safety), Part K (Protection from Collision, Impact and Falling) and Part M (Access and Use of Buildings) of the Building Regulations, along with reference to the Disability Discrimination Act.

6.2. The new proposals seek to provide level access into the premises through the rear entrance to comply with Part M of the Building Regulations.