

# Design & access statement

project: The Wilpshire Hotel

address: 7 Whalley Road, Wilpshire, Blackburn BB1 9LQ

job ref:

subject: Design Access Statement

date: 9<sup>th</sup> May 2022

## 1.0 Introduction

The purpose of this document is to support a full planning application to construct a timber pergola to the front beer garden with timber trellis screens to act as wind breaks ,including a new surface of artificial grass to part of the existing terrace garden

The Wilpshire Hotel is a well, established public house, opened originally late c19



Early 1900's picture showing the Wilpshire Hotel on the left at the bottom of Whalley Road at the junction with Ribchester Road, with the newly built terraced houses to the right further up Whalley Road.

The surrounding area is a combination of retail, and residential use with woodland of Ribchester Road to the left of the Wilpshire Hotel and Whalley Road

## 2.0 Site Location

The Wilpshire Hotel is located on the junction of Ribchester Road and Whalley Road in the village of Wilpshire in the Borough of Blackburn

The Site does not appear to sit in a recognized conservation area and the building does not appear in any Lists for either it being a Listed Building or council Locally Listed Asset.



Site location at 1:1250 scale

## 3.0 Site Proposals

The proposals are to form an artificial grassed area to the front beer garden, and install a new timber pergola with timber trellis screens to act as a wind break to the Ribchester Road elevation, complete with LED warm white festoon lighting

4.0 Application site - photograph showing retaining wall to Ribchester Road with elevated beer garden to rear of wall





Application site – photograph showing view from junction of Ribchester Road & Whalley Road



Application site – photograph showing view from Whalley Road



## 5.0 Design Appearance

The design has been carefully looked at in terms of access for all customers and the external works will be carried out to our client's high standards.

The overall scheme will ensure that the existing building is enhanced with all additions will blend effortlessly into its surroundings and none of the works will touch or affect the listed building.

