

Peter Hitchen Architects

Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
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DESIGN & ACCESS STATEMENT FOR THE PROPOSED REPLACEMENT BEER GARDEN SHELTER AT THE SWAN WITH TWO NECKS ,PENDLETON ,CLITHEROE BB7 1PT



Introduction

This statement supports the formal planning application for a proposed timber framed shelter which replaces an existing marquee structure to be located in the rear garden area to provide additional space for guests.

Site

The site is an existing public house located in the centre of Pendleton Village on Pendleton Road. The building has a traditional form although it has been extended multiple times over its life as evidenced in the accompanying Heritage Statement. The building is indicated as a building of townscape merit for the Pendleton Conservation Area. The bar and restaurant are accessed directly off the road at ground floor level. There is a car park directly adjacent with access also from the rear of the building. The toilets are housed in an external building directly behind the main structure . The existing garden is accessed via some steps and consists of a small

flagged area and an open garden the rear. The area at the rear is a larger open space with fenced and hedge borders. There is existing framing evident for the marquee on the patio.

Proposal

The application shows a proposal to erect a timber framed structure to provide covered seating space for guests. The building will be clad in treated and stained timber boarding with a membrane roof. The doors are fully glazed and take the form of a set of French patio doors. The shelter will occupy the space currently held by the marquee and will not increase the original footprint being roughly 40 meters square.

There will be no impact on the neighbours amenity as the building will have a maximum height of 3.8m , which will be below the existing eaves height of the building even with the gardens raised topography from the pub and will essentially take the form of a domestic garden building. The building will only be marginally higher than the existing marquee which has been in use on the site since 2020.



This document is to be read in conjunction with all the associated documentation for this application as listed below

- Applicants Personal and Business Statement
- Planning Statement
- Heritage Statement
- Existing Site Plan (PHA 831/ A1.1)
- Proposed Site Plan (PHA 831/ A1.2)
- Existing Plans and Elevations (PHA 831/ A2.1)
- Proposed Floor Plan (PHA 831/ A2.2)
- Proposed Elevations (PHA 831/ A3.3)
- Proposed Section (PHA 831/ A4.2)
- Proposed 3D Visuals (PHA 831/ A5.2)