



DESIGN AND ACCESS STATEMENT

THE STORK HOTEL

Whalley Road,
Simonstone.
Burnley
BB12 7NZ

30.10.2023



1.0 INTRODUCTION

John Dixon & Associates have been appointed by the applicant / owners, Daniel Thwaites brewery, to prepare the following Design and Access statement in support of a full planning application for garden alterations at The Stork Hotel, Simonstone. The Stork Hotel is a country public house and restaurant in the Ribble Valley.

The proposed garden alterations are incorporated into the design to enhance the existing external trade spaces to establish the premises as a successful & sustainable community facility for the long term.

2.0 PROPOSAL

Front Garden:

The proposal is to form a new timber picket fence within the existing low wall, complete with integrated 3m high timber posts. New festoon lighting above to be fixed between the timber posts and building.

Front Elevation:

Existing timber gate to be replaced with a metal oversized door, metal frame side screens and complete with toughened glass. All to be installed within the existing stone opening.

Rear Garden:

New 1.8m close boarded fence to form a new yard area with 2No. single access gates. Festoon lighting throughout the rear garden area as indicated on the plan.

3.0 APPRAISAL

The Stork Hotel is accessed via the A671 in Read. The public house is two storeys in height with single storey elements to the north. The public house sits directly on the main road with a garden area to the front and rear. The premises has proved very popular over recent years gaining a reputation for providing a good traditional food menu. The garden alterations would help meet the demands of the community facility and help improve sustainability for the long term at this premises by maximising the existing available trade space.

4.0 USE

The premises will see no change in use and will remain as a Public House.

5.0 SCALE

The proposed external alterations are all formed within existing boundaries, structural openings, and garden spaces. The proposals have been designed in the context of the surrounding area and scale of the existing building and setting.

6.0 LAYOUT

The site layout remains unaffected by the alterations. The front garden sits within the existing low wall structures and the proposed new door to the front elevation is considered a more appropriate addition visually compared to the existing timber gate. New lighting aims to enhance visibility in all areas for customer comfort.

7.0 ACCESS

Access by road and footpath remain as existing. The premises has a car park facing the pub (across the A671) with access off Fountains Ave, this remains unaffected by the proposed works. It is intended that the alterations will provide an enhanced space, the increase in custom is not considered significant enough to cause parking issues.

8.0 APPEARANCE

The new timber fencing and posts will complement the existing stonework to the building and stone wall. The existing timber gate to the front elevation needs a refresh therefore the new metal and glazed door/screen is an enhancement of an existing arrangement; creating kerb appeal for new and existing customers to enhance business.