



06, July 2023

Re: Bayley Arms – Hurst Green

**DESIGN AND ACCESS/HERITAGE STATEMENT TO ACCOMPANY APPLICATIONS TO
Ribble Valley Borough Council**

This Design & Access Statement has been prepared in accordance with the requirements of Regulation 4C of the Town and Country Planning (General Development Procedure) Order 1995 and Regulation 3A of the Planning (Listed Buildings and Conservation Areas) Regulations

1990, together with the guidance set out in Circular 01/2006: Guidance on Changes to the Development Control System. As set out at paragraph 62 of Circular 01/2006, Design and Access Statements should be concise and their length, and content, “should be directly proportional to the scale and complexity of the proposals”.

This Statement has been prepared in support of an application that seeks Advertisement Consent for works to replace existing signage, associated lighting and exterior painting/rendering of an existing public house. All forming part of a planned full refurbishment of the premises by Star Pubs & Bars.

The proposals are fully illustrated on the application drawings and are described in this Design and Access Statement, which is proportionate to the signage scheme under consideration.

Supporting information categories:

1. The existing premises and the proposals.
2. The Heritage Asset and its location - the architectural merit of the existing building, affected by the proposals and its location, including special features.
3. Appearance and the affect by the proposals.
4. Environmental sustainability affected by the proposals.
5. Layout considerations.
6. Scale of the proposals in context with its surroundings.
7. Access arrangements
8. Photograph

1. The existing premises and the proposals.

Bayley Arms is located on Avenue Rd. Hurst Green. A small village in undulating lowland farmland beside the B6243 between Longridge (8 km) and Clitheroe (5km). Part of the

village, north of B6243, lies within the Forest of Bowland Area of Outstanding Natural Beauty. Hurst Green is the nearest settlement to Stonyhurst College, a grade I listed building whose landscaped gardens are listed grade II*.

The proposals, which are the subject of the application submission, are within the curtilage of the existing site and can be summarised as follows:

- i) Re-paint existing bracket and existing sign.
- ii) 1 no. sets of individual letters lit by led flood lights
- iii) 1 no. sign written pub name
- iv) 1 no. amenity board
- v) 2 no. copper lanterns
- vi) 1 no. sign incorporating 1 no. copper internally lit menu case.
- vii) 1 no. copper internally lit menu case to car park entrance.
- viii) Replace flood lights to 30w LED
- ix) Replace existing freestanding sign to new colours.

The proposals are fully illustrated on the drawings, which accompany this application and are described in this Statement.

2. The Heritage Asset and its location

The subject premises is a Public House, situated in a proposed conservation area.

The proposals have minimum impact on the affects to the original fabric of the existing building.

3. Appearance and the affect by the proposals.

Overall, the appearance looks to keep within the existing scale and character of the Building. The main difference being the newly proposed painted render to enhance the building, to make the exterior of the property more appealing.

4. Environmental sustainability affected by the proposals.

The proposals work with the existing building and do not affect spaces outside of the existing demise.

Where appropriate, the specification of materials used for the proposals are for commonly used products and do not propose the use of unsustainable products (ie. the use of products with a high inherent energy use to manufacture). All of the signage and lighting materials have been specified with regard to providing longevity

5. Layout considerations.

The layout of the proposals does not affect the existing layout of the premises.

6. Scale of the proposals in context with its surroundings.

As noted above, the scale of the proposals are sympathetic to the existing character of the building. Taking on board Mr Adrian Dowd's comments..

7. Access arrangements

The existing access and egress arrangements by the public apply, and are unaffected.

Fig 1 Existing Photograph

