

DESIGN AND ACCESS STATEMENT

To accompany the full planning application at

At

The Cock Pub
22 Buxton Road,
Whaley Bridge,
High Peak,
SK23 7JE



Prepared by



PLG Design Ltd

DESIGN | PLANNING | PROJECT MANAGEMENT

On behalf of



1.0 Introduction

This Design and Access Statement has been prepared by PLG Design Ltd on behalf of the Frederic Robinsons Brewery, and forms part of the full planning application for a Proposed small Rear Extension to form a larger Kitchen, Accessible WC and Entrance. In addition, the Brewery also propose to grade an area to the rear of the site with new stone gabions to retain the land and stoned upon completion.

The Cock Pub, situated on Buxton Road, Whaley Bridge is owned by Robinsons Brewery and is a great community pub, The pub food offering has grown and the existing kitchen does not meet demand or meet the brewery's high standards and safety policies. The small wash up to the rear does not work efficiently, and the small rear extension would allow a more workable and operationally fit kitchen.

The existing kitchen extract and air input extract are to remain as existing and unaffected by the proposals.

The existing rear first floor fire exit is to be relocated to accommodate the new extension and be less obtrusive than the existing and will meet current building regulations standards.

The extension has offered the opportunity to introduce an Accessible WC in line with the company's ethos and requirements to be accessible to all,

The rear entrance Lobby is to be extended and be widened to provide a more accessible access entrance to the pub and exit to the beer garden.

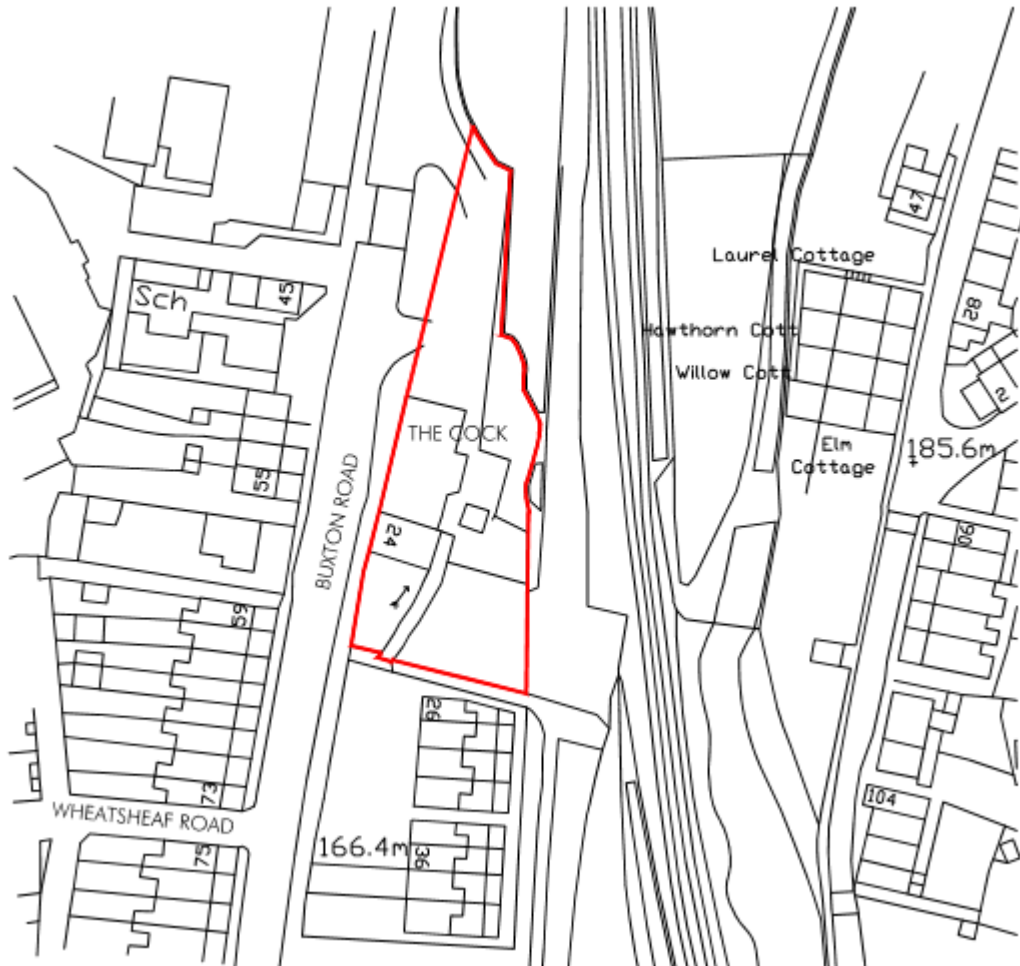
In addition, the proposed extension, the Brewery would like to provide stone gabions to secure the rear upper grassed area, to provide a more accessible lower area for the site, which is to be stoned over upon completion.

This application demonstrates further significant investment by The Brewery for use of the local community and adds to the Local economy and community benefit.

The statement is to be read in conjunction with the following documents that have been submitted with the planning application:

- PLG Design Drawings PL01 to PL08
- Location Plan
- Existing photographs
- Parking Provisional Details

Location Plan



Arial View



The Site

The proposals relate to development within the curtilage of “The Cock Pub”. The site edged red is 1615 sq m. The pub area has a total existing area of 356 sq m and the new extensions are only minor with 15sq m additional footprint, with 11 sq m or partial rebuild.

The Cock Pub located on Buxton Road, in the small-town centre of Whaley Bridge in the High Peak, Derbyshire.

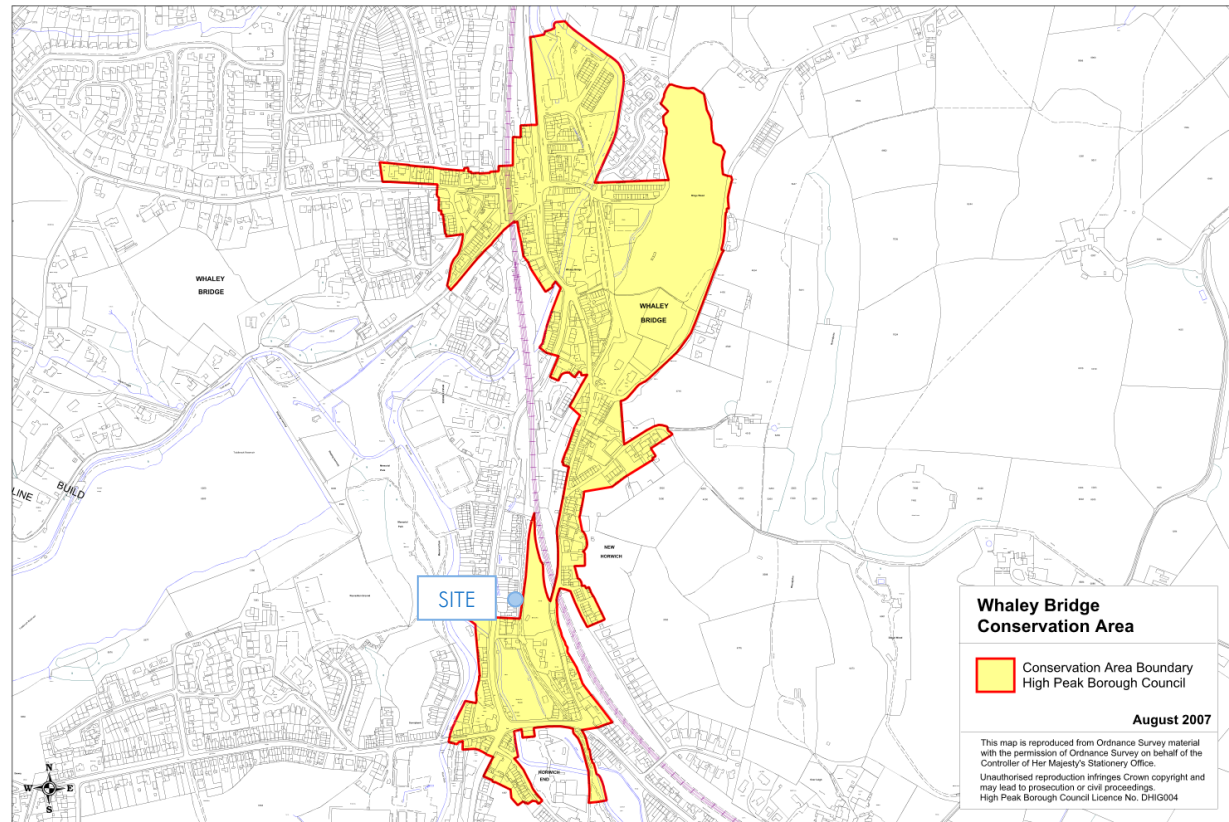
The pub is located close to, but not within the Conservation Area however the proposals respect the nature or local plan. The pub is mainly a render finish with traditional stone head and cills, and timber sliding sash windows, with brick and stone rear extensions.

The pub is two storeys in height with an additional cellar to the rear of the site, with a number of small single storey extensions to the rear containing the toilets and kitchen, and wash up.

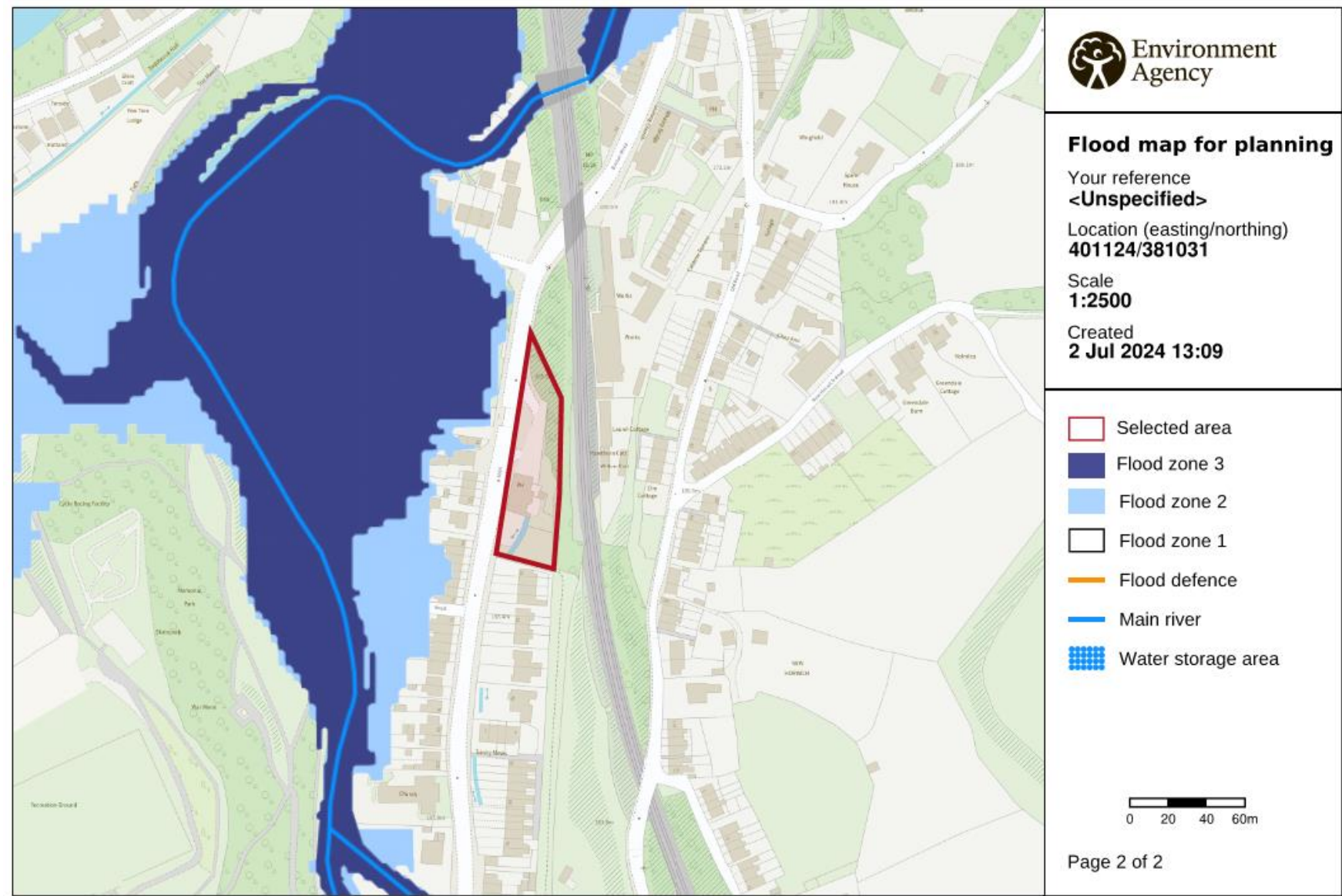
Access to the rear yard for deliveries is via a gated access from the car park and the rear yard is surrounded by varying retaining walls and structures

The railway line is located to upper East of the site and the station is a short walk away. The Bus stop is located directly outside the pub and the has a number of parking spaces

The site does have the watercourse running from Toddbrook Reservoir running close to the building and through the site as noted on the site plan partly covered over by the rear yard.



Flood Risk Map showing the site is not located with the flood zone



DESIGN

2.0 Alterations

The Brewery are proposing a full major refurbishment back of house areas, The current cookline, extraction and main area is to be retained but currently the pub operates with a tight wash up area which is passed to serve the food to the Dining and external areas. The proposals are to extend out to just past the original kitchen line and open up the existing kitchen to form a much larger catering kitchen for the pub. The new extension requires the existing external fire escape to be relocated which has been relocated to be more screened off by the building and to suit current building regulations standards.

The proposals are also to amend and extend the existing rear entrance to the beer garden to provide a more accessible entrance and also provide a new UA WC, a facility that the pub does not have and is very much part of the ethos of the Brewery to improve the accessibility of their Estate. 1500mm diameter turning circles are located internally and externally to the access, and the door to the dining area is also to be widened.

Due to restricting the size of the extension and location of stream/ watercourse, the Brewery would like to provide an external Walk in storage unit for fridge freezers in addition to the kitchen, this will be proposed to be located on the existing hardstanding area and can be moved for any access to the area. It will be generally fenced off within the secure yard.

The extension is to be extended to match the existing kitchen and distance from the watercourse running close to the building and under the existing hardstanding yard, therefore a similar distance away from it. We assume the extension will be piled to accommodate construction close to the watercourse, and strict construction and health and safety policies will be maintained at all times.

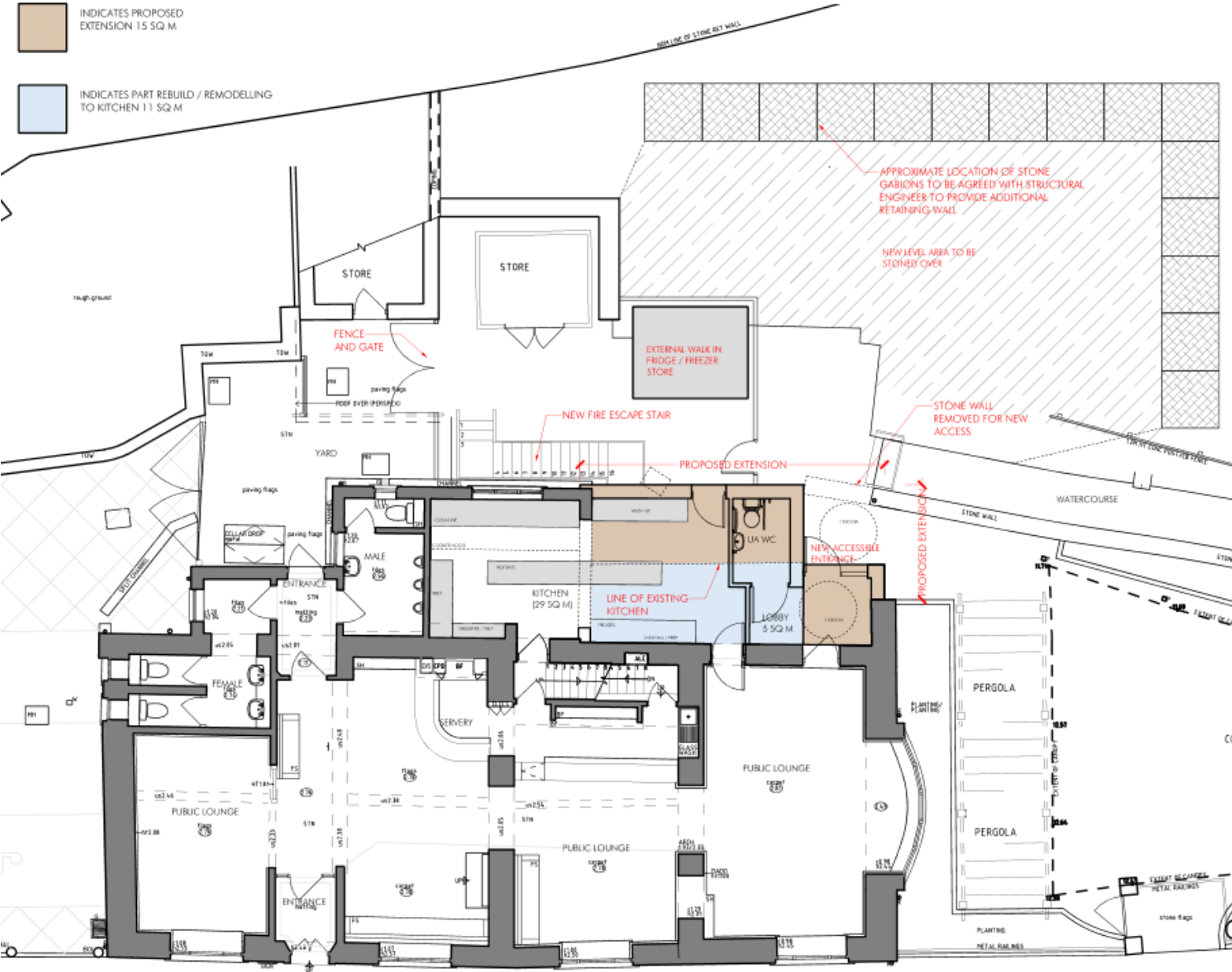
Regular access for checking levels by The Canal and River Trust who regularly inspect the water levels and treatment will be maintained during construction and upon completion as existing.

A replacement timber fence and new gates are proposed to screen off the extension, storage unit and stairwell, from the car park and beer garden.

A section of land to the East Rear Area is to receive stone gabions with local stone to retain the earth locally as agreed with the structural engineer. This area will be stoned over as a level area to with the water soak away to the natural watercourse as existing.

The Foul and Surface Drainage is to be connected into the existing

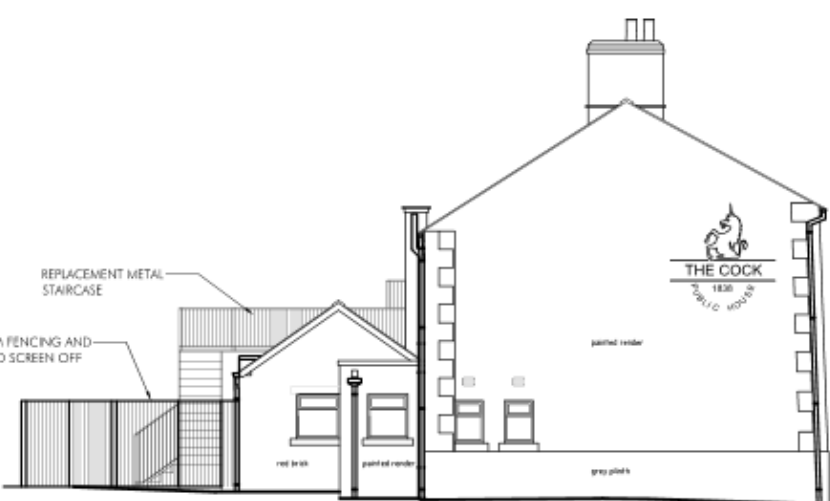
PROPOSED SITE PLAN



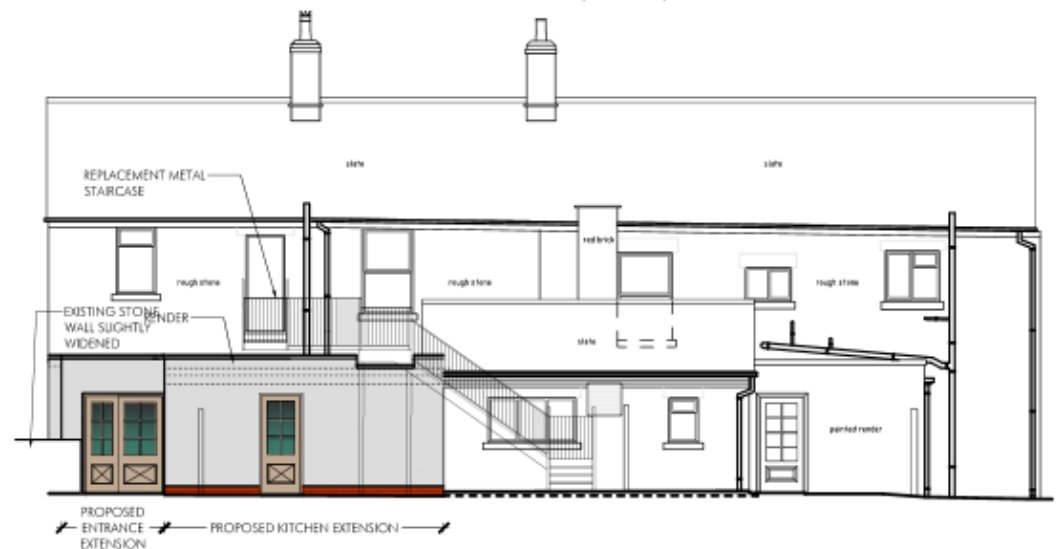
PROPOSED ELEVATIONS



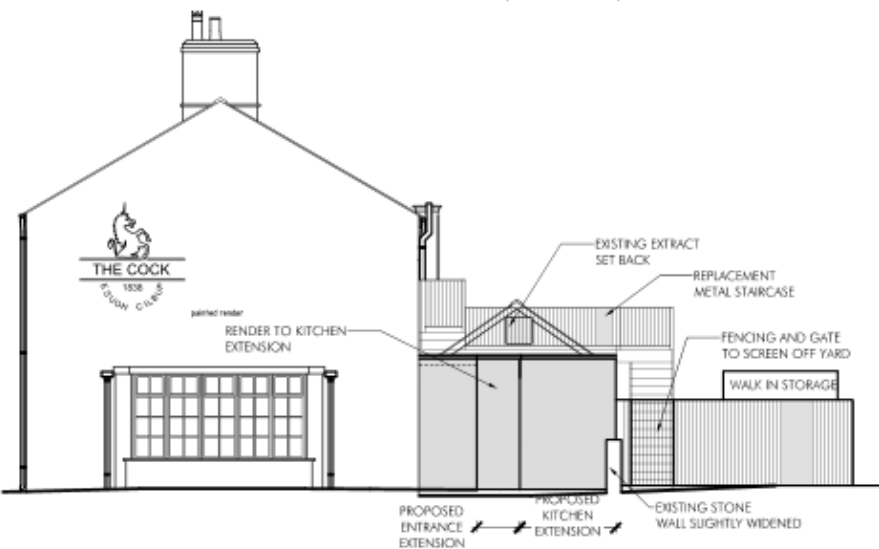
FRONT ELEVATION TO BUXTON ROAD (WEST)



SIDE ELEVATION (NORTH)



REAR ELEVATION (EAST)



SIDE ELEVATION (SOUTH)

SCALE

The proposed extension is to the rear and is to match the existing single storey kitchen / wash up outrigger in terms of scale retaining a flat roof to maintain the fire escape route from first floor. The proposals will be in the main lower than the lean to roof to the kitchen and approximately 2500mm higher than the original wash up room, due to meeting modern insulation levels and falls to the roof.

The new staircase is repositioned and located to the rear of the extension to reduce impact from the front and beer garden.

APPEARANCE

The new extension is to be brickwork up to dpc and white render over similar to existing with timber glazed doors, jamb and head and glazing bar detail to match the existing windows and doors.

The roof will be a single ply membrane with 20 year guarantee, and black rainwater goods to match existing.

Upon completion the existing affected areas will be painted to match existing

Replacement emergency light fittings will be installed

Treated Timber fencing and gates to be installed to secure the yard

Stone Gabions are to be infilled with local stone

ACCESS

Generally, access is improved – The Existing Front Entrance from Buxton Road has a step and is unaffected. The existing rear level entrance to the beer garden is amended to accommodate wheelchair access to the pub and new UA WC.

In the proposals, we have considered

-The Local Authority planning officer's requirements

The works will fully compliant with the Building Regulations, and following specific points have been incorporated as follows:

- All internal doors have a clear opening of at least 750mm
- Electrical controls, sockets, and switches are located between 450mm and 1200mm above floor level
- Corridors are a minimum width of 900mm / 1500mm turning circles
- Level and wider rear/ side entrance allows for access for all
- A new UA WC is to be provided

EXISTING PHOTOGRAPHS SHOWING EXTENSION MASSING



Conclusion

The existing use is an established as a public house the application represents a significant investment by the Brewery which will improve the back of house facilities and circulation to allow the business to grow and to improve facilities for staff and deliveries. It benefits of the whole community is hopefully welcomed. The changes are important and necessary to enable to premises to meet customer demands and therefore remain a successful and viable operation.

The Proposed extensions are partly rebuilding existing buildings and additional extension are minor and partly screened off by existing fencing. The proposals subservient in terms of scale and character of the main building with the materials palette to reflect the existing pub and extension sits comfortably within their context.

The new equipment and works are more energy efficient than the existing equipment. The extension will be built to current building regulations standards.

We consider the proposals to have minimal impact to the existing building and surrounding areas.

PLG Design Ltd

July 2024