



**3187 – The Goyt Inn,
Bridge Street, Whaley Bridge, SK237LR**

Design & Access Statement

19/07/2024



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1 Introduction

- 1.1 This document accompanies the planning application for The Goyt Inn, Bridge Street, Whaley Bridge, SK237LR**
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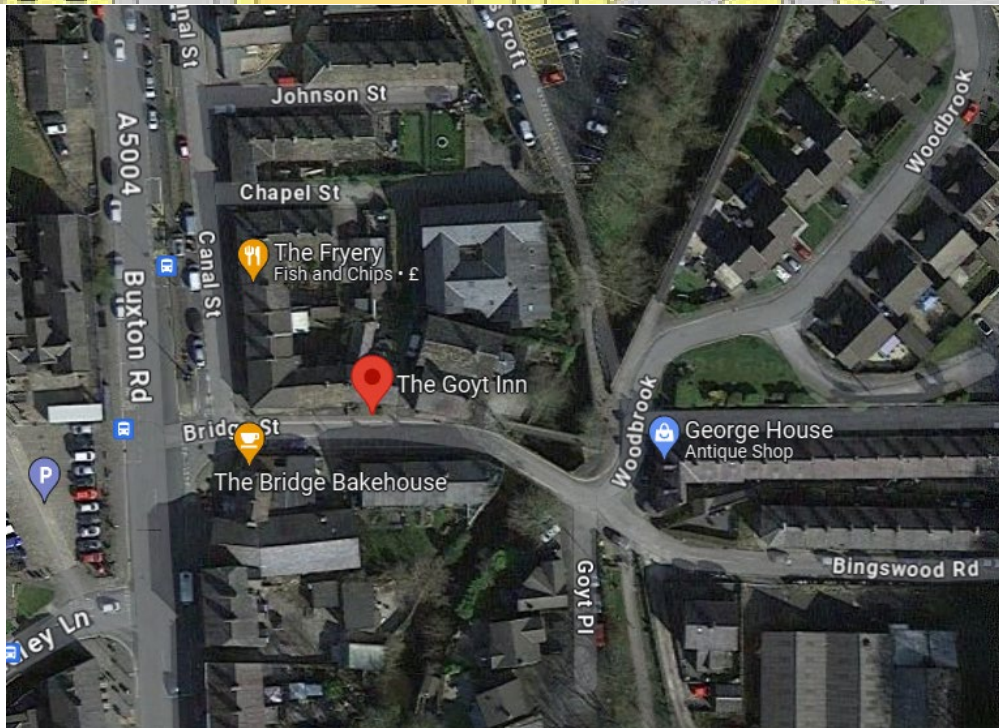


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2 Location and Site Information

The site is located at 8 Bridge Street, Whaley Bridge, SK237LR



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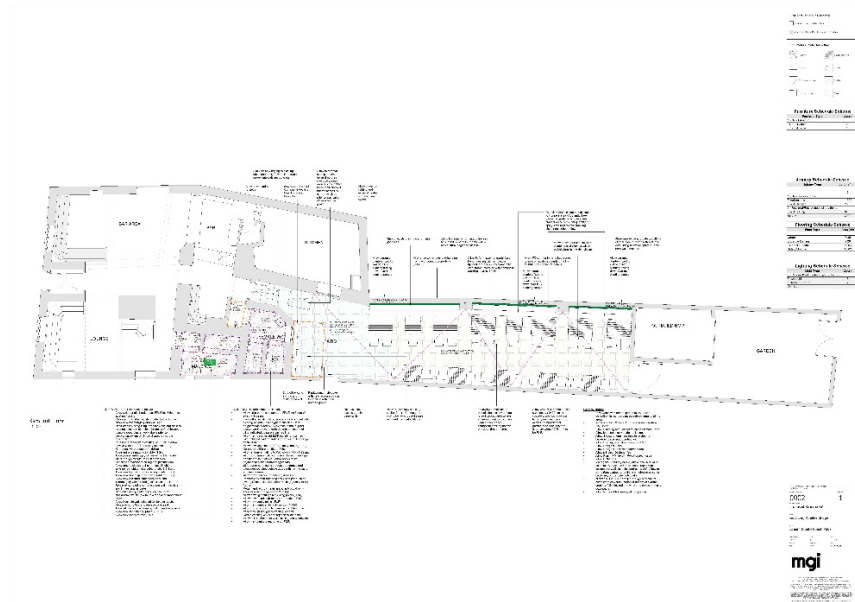
3.1 In response to the planning and site considerations as set out above, this section will address the following:

The premises trades as a wet-led public house to the ground floor. The first floor is currently utilised in a residential capacity. The proposal maintains these uses.

The scheme proposes to demolish 2no. derelict and redundant outbuildings to the rear yard of the site to facilitate the formation of an external drinking area for use by customers.

Layout

The scheme proposes to demolish 2no. derelict and redundant outbuildings to the rear yard of the site to facilitate the formation of an external drinking area for use by customers, works are as indicated on the below DWG – 3187-GOYT-0002



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Scale

The proposed development works are the demolition of existing outbuildings , formation of a raised decked area, formation of a small smoking structure, erection of posts to carry festoon lighting and formation of dining level fixed seating. All works are within a walled yard area so there will be minimal visibility from the street scene.

The proposed works are deemed minimal in nature and will have no affect on the overall scale and massing of the site.

Landscaping

There is no landscaping proposal accompanying this application

Appearance

The scheme proposes to demolish 2no. derelict and redundant outbuildings to the rear yard of the site to facilitate the formation of an external drinking area for use by customers.

The proposal will serve to enhance a currently under utilised area of the site to ensure the viability and longevity of the business into the future.

Materials used include existing slate/stone tiles (removed from the demolished outbuildings, timber posts, painted (ral9005) mild steel posts bearing festoon lighting and decking boards.

As all proposed works are contained within the walled yard area visibility from the street scene will be minimal.

4 Access

The site is located on Bridge street, in Whaley Bridge, a very hilly and rural area. Access to the building is gained through the existing front door. Access to the proposed beer garden will be gained via the side access gate, as the rear exist from the pub is down 4 steps with no possibility of introducing a accessible ramp.



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5 Conclusion

The proposal is sympathetic to the existing building and its surroundings and, along with the proposed internal refurbishment (not subject to planning approval) will enhance the site by providing a comfortable external drinking area that will be a desirable location to both locals and visitors to the area and overall will improve the local amenity.

The proposal will ensure the continued life of the public house as a sustainable business, especially following the recent damage to the hospitality industry due to the pandemic and cost of living crisis and will offer enhanced employment opportunities for the local area.



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