

1 Helmshore Road and land fronting Grane Road.

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DESIGN AND ACCESS STATEMENT

Design and Access Statement for the Former Bay Horse Hotel / Public House at 1 Helmshore Road and including land at the rear fronting Grane Road.

1.00 This statement is written in support of the planning application Change of use from Sui Generis Public House to Office use and car park. This Statement must be read in conjunction with the submitted drawings and other submitted reports and photographs.

1.1 General

The last known use was that as being a Thwaites Public House - Sui Generis, with a rear yard area. There was a bar area, a cellar and first floor bedrooms with a bathroom. The attic was used as a store and has full staircase access. The Bay Horse ceased being a place for Commercial Travellers some time ago, and ceased being a viable Pub approx. two years ago. The Premises lay empty until 15 months ago when it was bought for development. The ground floor rooms had open fires and the cellars are low ceilinged. The beer deliveries were not from the rear, but were done from Grane Road where there is still a pavement cellar drop in the pavement.

The property has two very prominent elevations and is at the junction of Grane Road and Helmshore Road. This property is in the conservation area and needs to maintain its importance in the street scene.

1.2 The Site

The site is triangular in shape and tapers down the slope of Grane Road. The pub was built of coursed natural stone with quoins and large windows. It has a cellar and attic space. There is a small gated rear yard at the rear and a concrete ramp with railings up to the rear ground level. Beyond this yard is an overgrown area with mature sycamore trees -- possibly under TPO but protected by the conservation area. These need to be Pollard'd. This area is walled to Grane Rd. This area will be used for some parking and office recreation. No direct access will be taken to this area of land. The existing blue metal gates will be removed and replaced with a stone wall. A new access will be made to a reconfigured car park area from the existing remodelled yard access -- see new site layout. The site and Building lend themselves to conversion to small offices. The external elevations will not alter. This prominent building will therefore maintain the street frontages and street scene.

1.3 The Area

Adjacent to the property on Helmsshore Rd. is a garage and filling station, opposite is a disused industrial building (now sold) both are noted on the Conservation Map as being of negative impact to the area. There are some residential terraced Houses on Grane Rd. but these are opposite the open green area and their outlook will not be damaged, instead it will be enhanced. Maintaining the stone walls, the trees and vegetation is important for the domestic harmony and conservation area.

The additional land area has no ecology issues. There are no ponds or brooks. There are no badger sets or foxes. There is no evidence of bats. There are no bats in the attic of the Property and no evidence of droppings.

2.00 Access Statement

- 2.1 The existing pedestrian access will be two-fold. The front door will be from Helmsshore Rd. and rear access will be from the ramp and yard car park. Disabled access will be at the front and there will be a policy of either rooms 1 or 2 being offered for disabled use. The disabled wc is on the ground floor.
- 2.2 The rear yard will have a widened entry and visibility splays - at present the gates are at back edge of pavement and vehicles enter and reverse out. This with increased width of access will allow parking and turning to leave in forward gear. There is allowable street parking on Grane Road and time restricted parking on Helmsshore Road. Other 'free' areas exist within the vicinity. The area is served by local public buses which feed to Burnley and beyond to transport hubs. The roads have quick clean access to the Mway national system. This site is outside the immediate town core but this new use will encourage footfall and street presence again.
- 2.3 To protect the residential homes the times of use will be noted as restrictive and are noted on the application forms.
The site is proposed as managed offices with a receptionist. These offices will be administered and supervised.
It is not intended that these offices will be atelier units but more computer based admin and outreach services. CCTV will be installed in reception and common areas and overlooking the rear car park. The attic will be used for numbered occasional office storage.
- 2.4 The use of Public transport and bicycles will be encouraged and as such a dry part of the cellar (accessed from the rear) will be set aside as a bike store. The bins will also be secure and management will arrange for collection via an LA system.

The whole is intended to be self-contained offices allowing a sustainable environment.

J M Flinn Riba

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