

DESIGN AND ACCESS STATEMENT

To accompany the full planning application at

At

The Rising Moon
Matley Lane
Matley
Hyde
SK14 4EG



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 the demolition of a rear outbuilding, part demolition and modifications to an outbuilding and formation of a new rear extension to provide new Cellar, and Prep / Kitchen Areas linked to the existing pub.

The Rising Moon, situated on Mayley Lane, is located within Tameside Greenbelt. The Public House was fully refurbished in 2019, mainly front of house, toilets and beer garden and its success has been the Pub is trading well and currently back of house areas are not sufficient for meeting demand and growing the business.

The small existing cellar currently within the Pub is not large enough for the demand for the Pub and storage, and catering kitchen needs additional storage / refrigeration. The staff currently to go the external storage areas and sheds and empty Kegs being left externally at times.

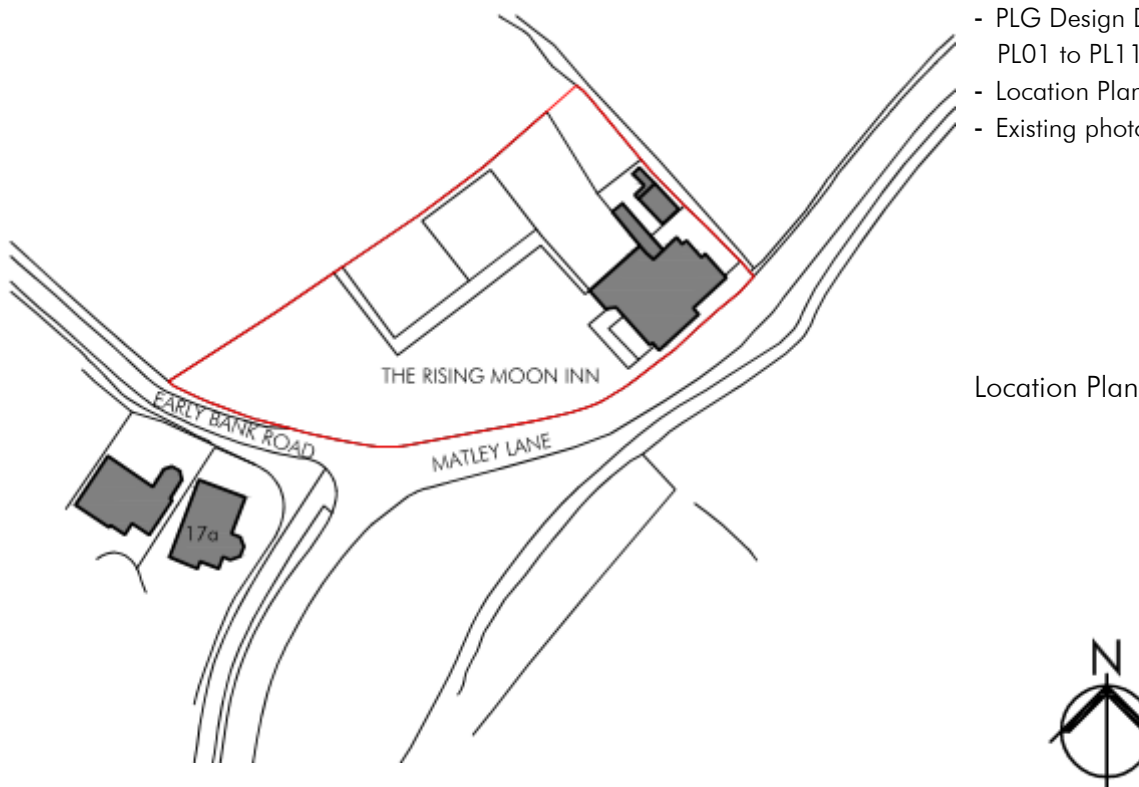
The outbuildings to the rear are currently used for Prep Areas / Refrigeration not connected to the Pub and not ideal for Staff and in line with good practice.

The proposals retain and demolish part and refurbish one outbuilding (currently used as a Dry Store), demolish one outbuilding (currently used as a Prep Area), remove other sheds between within the yard, and forming a new single storey rear extension to create a New Cellar, Prep Area and linking corridor to the pub so that all operations can be connected to the pub.

This application demonstrates further significant investment to improve on existing facilities for use of the local economy and community.

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

- PLG Design Drawings 21133
PL01 to PL11 inclusive
- Location Plan
- Existing photographs



Location Plan

The Site

The proposals relate to development within the curtilage of "The Rising Moon". The site edged red is 2860sq m.

The Rising Moon is located in Hyde, but is within the greenbelt linking Hyde and Stalybridge.

The Main Pub building is located to the front of the site facing Matley Lane, with car parking 33 spaces plus 2 No UA spaces to the west of the pub. There is a children's play area, formal paved beer garden and informal grassed areas to the North of the site and landscaping making up the site.

In the main the pub is generally surrounded by open green spaces/ agricultural land, but housing is located the west of the site and further down Matley Lane/ Victoria Street. A golf club and equestrian centre are located close to the site.

The site has a very Low risk of flooding.

2.0 Proposed Alterations

The original small cellar has been identified by the Brewery as being too small and also needs upgrading to new standards to serve the public house efficiently. The lack of Prep Areas within the kitchen also restricts the business in terms of serving the Community.

Staff currently use the 2 outbuildings for fridge / freezers spaces, and provide additional prep areas, and additional cellar / spirits storage for the pub. They currently have to carry food, drinks and other items externally to serve the pub. This creates a health and safety / security issue and not ideal from an environmental health point of view.

The single skin outbuilding, noted "Prep Store" is a single skin building with a low roof and is in poor condition. We proposed to knock down and rebuild in traditional modern construction standards, and linking to the Outbuilding noted "Fridges / Dry Store" which is to have the rear store demolished and made good to make one large Cellar / Prep Area linked to the Pub, with delivery access doors.

The retained outbuilding is to be raised in height to accommodate new roof insulation and the roof falls from the new extension. A new external covered canopy linking the pub and extension is also proposed to provide cover during bad weather for delivery staff whilst waiting

The existing sheds in between the outbuildings used for additional storage are to be removed and these will be accommodated within the new extension.

In addition a new rear kitchen entrance is to be formed to the rear entrance to allow food to be served to the external areas directly from the kitchen and not through the existing bar, with a paved path link to garden area.

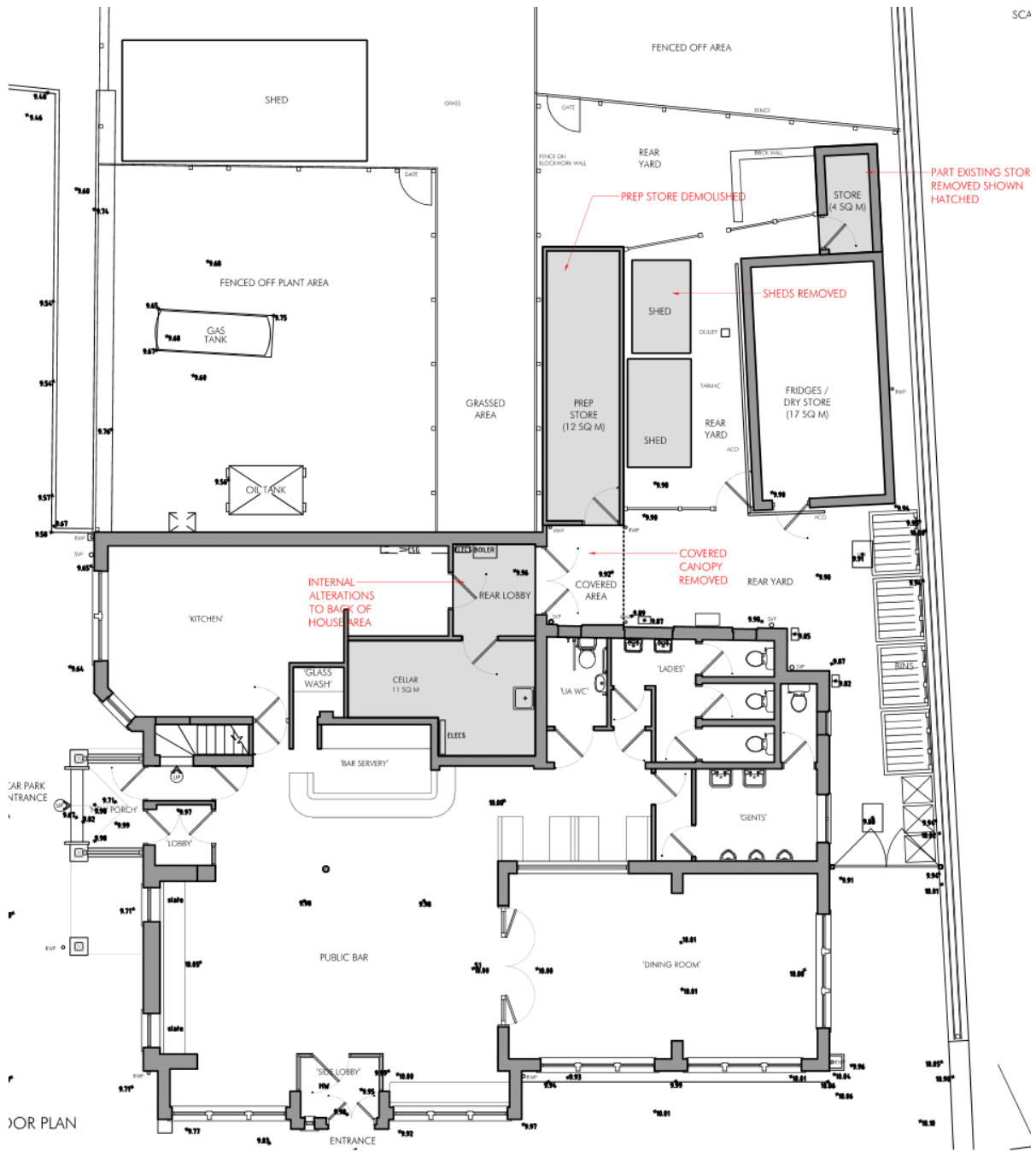
The affected interior areas of the kitchen / back of house areas / prep rooms and cellar will be refurbished, which includes new flooring, hygienic walling, new services upgrades. New and refurbished catering equipment will be installed including a new walk-in fridge freezer within the existing cellar area. The new equipment will be more energy efficient and environmentally friendly to provide a larger menu to serve the Local Community.

The existing kitchen extract is unaffected by the works

Bins Stores are unaffected and will remain in the yard, and deliveries will access the yard as existing.





New and relocated cellar cooling units / fridge freezer condensing units will be located with the existing fenced off areas to the rear

Foul Drainage is to connect into the existing Septic Tank on site



EXISTING GROUND FLOOR / PART SITE PLAN

LEGEND

-  NEW EXTENSION (54 SQ M)
-  ROOF EXTENDED OVER TO FORM EXTERNAL CANOPY (100 SQ M)
-  REFURBISHED EXTERNAL STORE FOR FRIDGES / PREP ROOM (18 SQ M)
-  EXISTING REAR LOBBY AND CELLAR REFURBISHED FOR DRY STORE PREP/ WALK IN FRIDGE / FREEZER (16 SQ M)



The proposed extension is located to the rear of the pub with the main pub elevations unaffected, and to be located on existing already used areas / outbuildings, yards and sheds

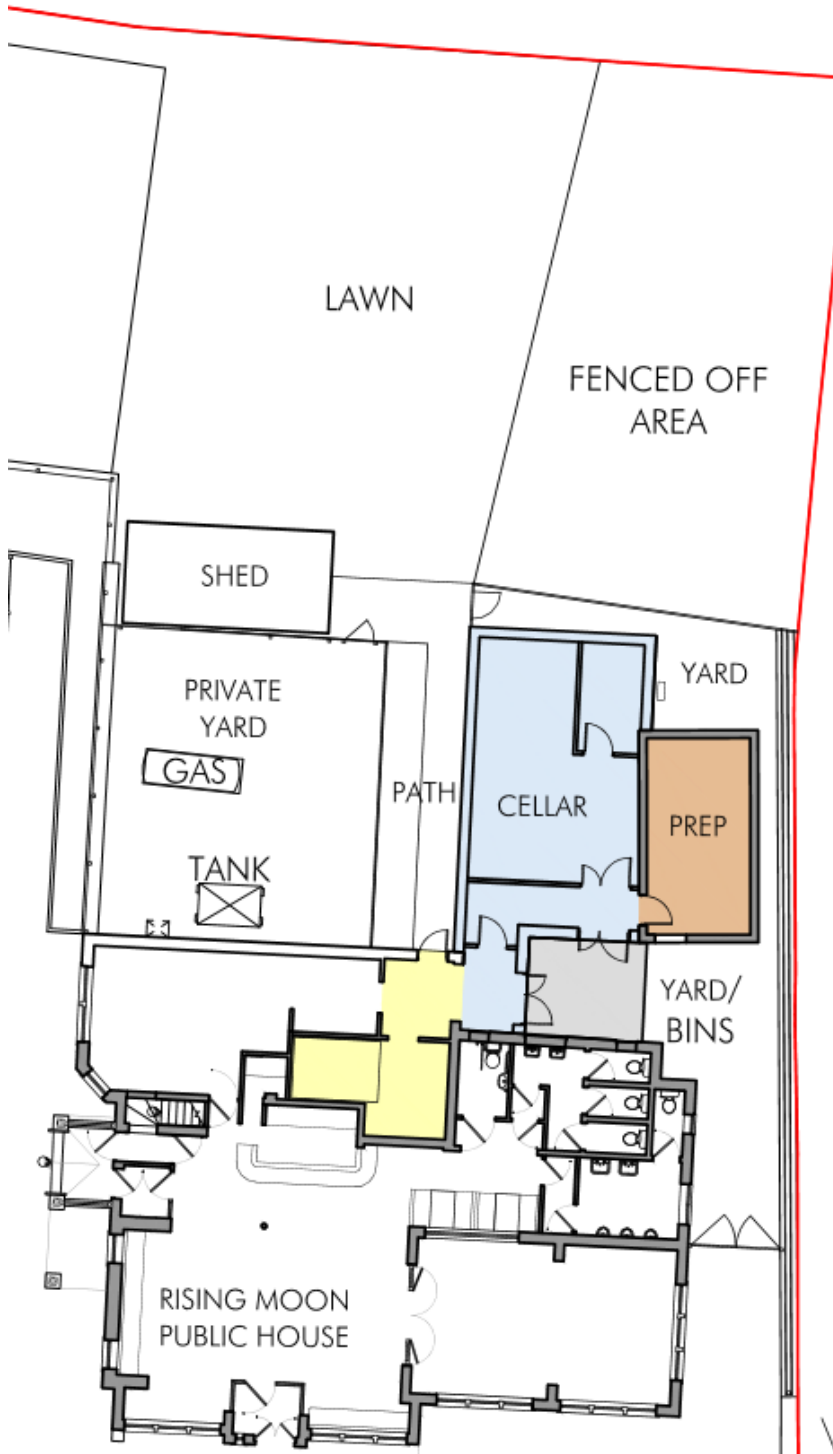
It is screened in the main from existing fencing to the all views.

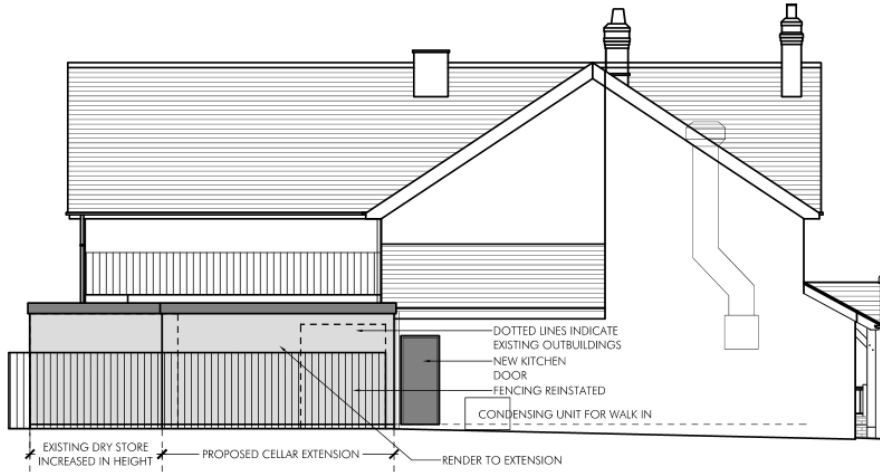
The upgrading of services and finishes will be in line with the Breweries health and safety policies and provide a more workable and safer working environment for staff whilst be more efficient to meet demand.

Low energy light fittings and increased fire detection will also be introduced

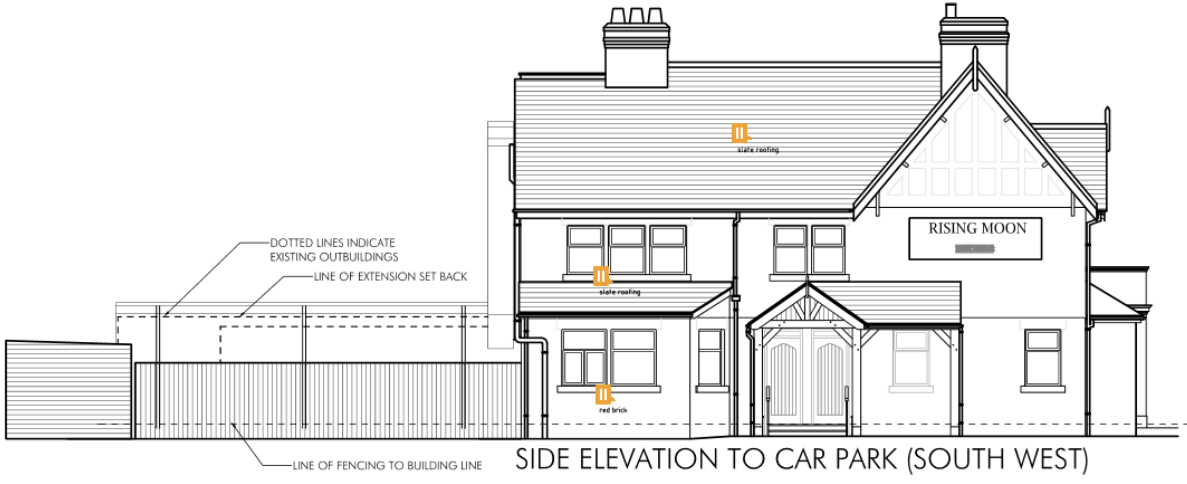
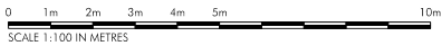
The proposals will provide safe and secure access and use for staff, maintenance and deliveries staff and allow all areas to be accessed from within the pub and yard areas will remain clear.

PART PROPOSED SITE PLAN

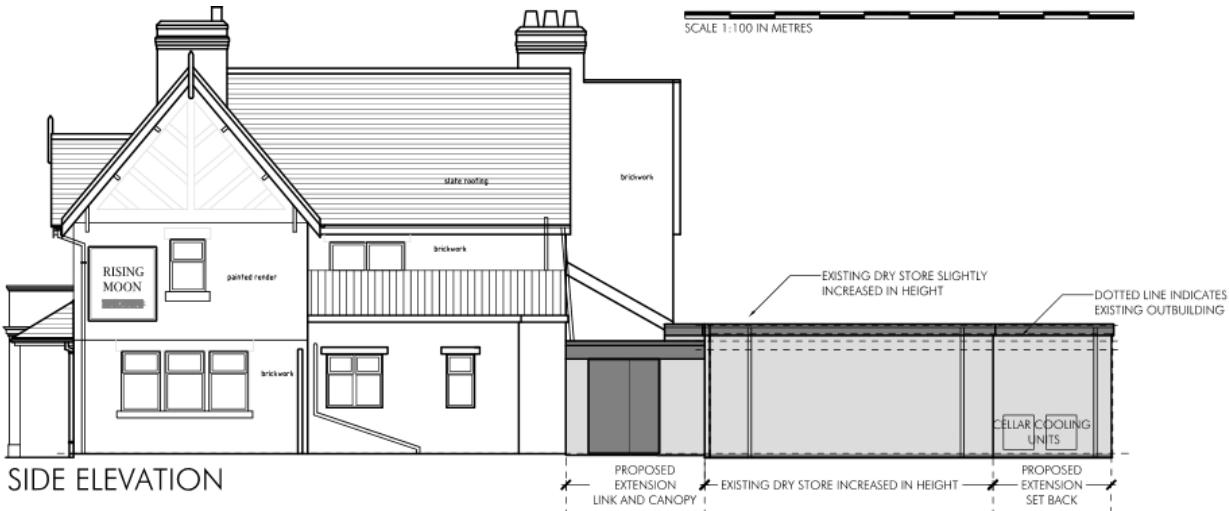




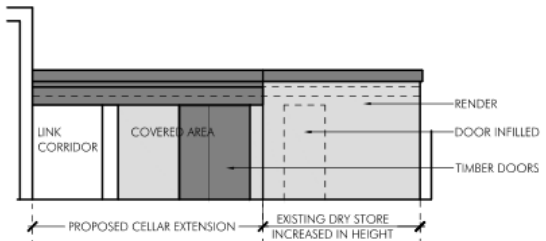
REAR ELEVATION



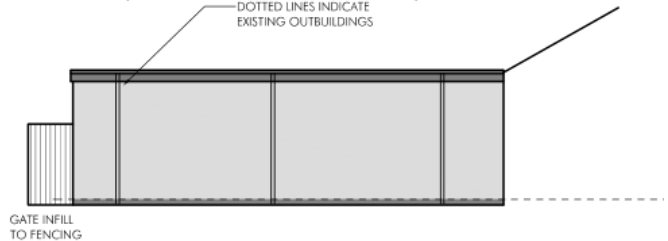
SIDE ELEVATION TO CAR PARK (SOUTH WEST)



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION FACING CAR PARK

Access

Generally, access is unaffected, and retained. 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
- Level entrances for deliveries and staff.

Conclusion

The existing use is an established as a public house the application represents a significant investment by the Applicant which will improve the back of house facilities and circulation to allow the business to grow and to improve facilities for staff and deliveries, and 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 replacing existing buildings, storage and yard areas to the rear of the pub 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.

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

PLG Design Ltd

Jan 2024