



## **1.0 INTRODUCTION**

This proposal aims to apply for the low timber picket fence and gates, and tall timber posts for festoon lighting with resin surfacing to front beer garden area, which were installed approximately 18 months ago (retrospective). These were installed for the safety and security of the customers.

The application is also to change the colour of the window & door frames, with the addition of tall fire exit gates to the side garden.

## **2.0 CONTEXT**

The Derby Arms, previously a pub with hotel rooms, has a date stone to the side of the property stating 1900. It is semi-rural and sited on the main road Knowsley Lane. The name of the pub bears reference to the Lords of the manor, the Earls of Derby.



View to side of property showing 1900 date stone.

The Derby Arms is close by to local amenities, less than half a mile from Knowsley business park. Antonio's bar & grill is also a trading restaurant & bar opposite the public house on Knowsley Lane.



View down Knowsley Lane towards St Mary's Church



Antonio's Restaurant, directly opposite on Knowsley Lane already has festoon lighting and a covered area to the roadside, as a precedent.

It is sited in Knowsley Village Conservation Area but is not a listed building.  
Local Authority is Knowsley Council

Although none of the trees on the property are itemized as having Tree Preservation Orders, we recognize the site is in a Conservation Area.

The property is in low flood risk zone 1.

### **3.0 AMOUNT**

The site is a public house that currently trades on the ground floor with a first-floor function room. Internally it has dining and drinking spaces as well as external seating areas to the front & large rear beer garden areas and large car park to the right side.

The previously installed low picket fence and festoon posts were installed to create a safe and level customer area to the attractive front roadside area, keeping the vehicle routes on site away from customers (especially children and dogs).

The proposal aims to improve facilities for customers externally, to improve the link between the pub & the outside spaces.

### **4.0 LAYOUT**

The premises' main entrance is to the front elevation, which has been slightly ramped to afford accessibility.



Front main entrance

The vehicular delivery access is to the left-hand side for cellar & through the service yard for kitchen deliveries.



Photo of existing side service route for deliveries.

This side delivery route has been separated from customers by the low picket fence, for safety from moving vehicles.

## **5.0 SCALE**

The proposed works have been designed to follow the scale set by the existing building lines, outbuildings & structure. The proposals do not affect the hierarchy of the building or diminish any of the existing architectural features.

The car park remains unchanged, with 46 standard car parking spaces and 2 no. accessible spaces.

All the proposals have been carefully considered to suit the building and its surroundings and have a neutral impact on the area.

## **6.0 LANDSCAPING**

The landscaping present around the site is not proposed to be changed, as this is a draw for customers. There are no changes proposed to any of the rear grassed beer gardens areas.

## **7.0 APPEARANCE**

The external appearance will only be affected low level by the addition of the picket fence. This is timber and will weather to a natural finish.  
The rooflines of existing buildings will remain unchanged.

The window and door frames are to be repainted in line with the updated signage scheme (application by others).

The resin surfacing was added previously to level out the uneven front external seating area, and to assist accessibility to the main front entrance.

The work has been carried out to our client's usual very high standards, and will be promoted locally, creating interest and more job opportunities on the site.

## **8.0 USE**

Our client believes that the pub is an important local community asset. The use of the building and this site would remain unaltered as a public house. The proposed works are to enhance existing customer facilities & staff operation, in order to help facilitate the on-going economic viability of this existing operation, in a village community environment.

The existing public house use of this site comprises a beneficial and appropriate use of this building and their continued use as such allows for public access into and round the building. Safe public access would therefore continue and be a priority.

We consider the scheme to be low impact as it is constrained to a small area.

## **9.0 ACCESS**

Access arrangements into and past the building would only be altered by adding the low level gates into the front beer garden area, to assist the safety of customers especially with children and / or dogs.

The 2.2m high Fire Exit timber gates to the side garden have been added for security – to replace the low level damaged garden gates. This is to encourage customers to go through the building before visiting the rear beer garden areas.



The current transport networks would be retained.

## **10.0 HERITAGE**

The Derby Arms is situated on the perimeter of the Conservation Area of Knowsley village, close by to several listed buildings, including The Church of Saint Mary, which is Grade II\* Listed, Knowsley Old Vicarage, and Little Wood Lodge which are both Grade II Listed.

The proposals within the design have been highly considered to be sympathetic to both the aesthetic characteristics and the historic values of the conservation area.

The overall external scheme will ensure that the garden facilities are enhanced with a sympathetic identity, which respects the local area. All additions will blend effortlessly into its surroundings.

The external area is targeted to be more useable and to improve safety and security of guests all year round and create a relaxed ambience.

## **11.0 SUPPORTING DOCUMENTS**

2302 200A site location plan  
2202 201A existing plan (planning)  
2302 202A proposed plan (planning)  
2302 203A existing elevations  
2302 204B proposed elevations

We hope this statement satisfies your requirements; please do not hesitate to contact us should you have any queries in connection with the application.