



1.0 INTRODUCTION

This proposal aims to add a rear covered seating area within the parameters of the rear courtyard, with a relocated fence line. Also to the rear the scheme extends the paving, some new festoon lighting, a new accessible ramp to the rear and revised mechanical kit.

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

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.

The rear of the beer garden benefits from uninterrupted views across the fields to the west benefitting from stunning sunsets.



Views to the rear of the beer garden across the open fields.

The building and various outhouses to the rear form a courtyard area seating area & service yard, although the back of the building is not very attractive with varying pipework, fire escape stairs and extract ductwork.



The rear of the building

There is currently no covered seating area externally for customers, and small temporary parasols are used.

The 'courtyard' seating area is naturally enclosed by the main pub building, various outhouses and a brick wall.



Current 'courtyard' seating to rear of pub.



The rear beer garden with trees, grass & paved areas.

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. Currently it does not serve food.

Our client is aiming to attract more customers to the pub by providing a desirable establishment with enhanced external spaces to create a family friendly environment for the local community and passing trade to enjoy, particularly in the summer months. With a new food and drink offer by improving the kitchen equipment including the extract system.

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

The proposed new covered pergola is 60sqm. This is so the walkway between pub building, and garden is unaltered, but forms a dedicated undercover space, tucked within the restraints of the existing 'courtyard'.

The scheme also proposes a new ramp to the rear entrance to aid wheelchair users accessing the rear beer garden, and to replace the historic mechanical input and extract kit for improved catering facilities.

4.0 LAYOUT

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



Front main entrance

With a secondary entrance to the rear through the 'courtyard' space, which is currently stepped.



Rear elevation entrance

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



Photo of existing rear service yard fence off for deliveries.

The outbuildings are used for storage only.

This rear entrance and courtyard cannot be seen from the roadside and would have no impact on the street view. The courtyard is not overlooked by any neighbouring properties.

The first floor of the main pub building is currently accommodation and function room.

The proposed replacement mechanical kit will be smaller and sleeker than the existing kit at high level on the rear elevation.

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 would remain 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 to the rear by adding an accessible ramp and single-storey covered pergola – timber treated posts and frame with a polycarbonate roof.

The paving to the courtyard would be extended slightly to match the existing.

The fence is proposed to be timber also, to replace the existing with matching timber gates.

The rooflines of existing buildings will remain unchanged.

The work would be 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. With plans to refurbish the internal trade areas if the application is successful.

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.

We consider the scheme to be low impact as it is constrained to the rear garden area.

9.0 ACCESS

Access arrangements into and past the building would only be altered to the rear to improve access.

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 Sat 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 beer garden is enhanced with a sympathetic identity, which respects the local area. All additions will blend effortlessly into its surroundings.

The service yard fencing will be improved to the new layout of the pergola, and secure for staff, we propose a timber finish to match the existing.

The extended courtyard paving will match the existing.

Festoon LED warm white lighting is proposed to be strung under the pergola will make the external area more useable and to improve safety and security of guests all year round and create a relaxed ambience. The new external lighting would be on energy saving timers.

11.0 SUPPORTING DOCUMENTS

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