

Our Ref: 24015/AAL

19th May2024

DESIGN ACCESS STATEMENT FOR PROPOSED
CHANGE OF USE FROM FORMER BANK TO
RUDY'S PIZZA RESTAURANT INCLUDING
REINSTATEMENT OF FORMER DOOR AND WINDOW TO SIDE ELEVATION
& CHANGE 2No WINDOWS TO 2No DOUBLE DOOR SETS INSTALLATION
OF EXTRACTION DUCT TO REAR
AT
460 BURY NEW ROAD, PRESTWICH
MANCHESTER M25 1AX

INTRODUCTION

The site is located off the Bury New Road, Prestwich.

The site sits just outside the Poppy Thorne conservation area.

The site was considered by Bury Council as a building of historic interest and value

The building was originally completed around the year 1900, and is constructed of red brick with stone lintols, cills, including dressed stone capping and corbel details to the front elevation facing Manchester Road all finished with grey slate roof.

The building was formally a branch of Barclays Bank and has lay empty for a few years.

PLANNING HISTORY

Application reference 54552 Planning permission was granted in 2011
For the installation of a new accessible ramp to existing side entrance doors

Application reference 49821 Planning permission was granted in 2008
For the installation of a new internally projecting sign

Application reference 49601 Planning permission was granted in 2008
For the installation of 1refridgerant unit and 2 air conditioning units to rear of building

Application reference 49381 Planning permission was granted in 2008
For the installation of a new internally projecting sign

Application reference 49382 Planning permission was granted in 2008
For the relocation of teller machine from side elevation to front elevation

Application reference 42986 Planning permission was granted in 2004
For the installation of 2 air conditioning units to rear of building

Application reference 38274 Planning permission was granted in 2001
For the installation of perimeter security works at rear

Application reference 36715 Planning permission was granted in 2000
For the installation of 4 x fascia signs and 2 x new internally projecting signs

Application reference 21911 Planning permission was granted in 1988
For external alterations

Application reference 01203 Planning permission was granted in 1983
For the installation of 4 x fascia signs and 2 x new internally projecting signs

The site was registered and given local listing by Bury Council

EXISTING SITE AND BUILDING

In the present arrangement the main entrance to the building is situated at the front, facing the main Bury New Road, and is currently vacant but was used as a branch of Barclays Bank

The building was originally completed around the year 1900, and is constructed of red brick with stone lintols, cills, including dressed stone capping and corbel details to the front elevation facing Manchester Road all finished with grey slate roof.

The building was formally a branch of Barclays Bank and has lay empty for a few years.

Access to the main public house areas is readily available for both able bodied and assisted persons alike with both stepped and wheelchair access available to the public due to the existing ramped access to the main entrance from the car park to the side.

Internally there are changes in floor levels within the existing ground floor operational and circulation areas, allowing full access to all areas through out the ground floor of the building, with all corridors and doors allowing access to wheelchair users.

There are full public toilet facilities for the use of the public, there is also full disabled toilet facilities and baby changing facilities provided.

PROPOSALS

The application is for a change of use from former bank to
A branch of Rudy's Pizza restaurant including reinstatement of former door and small side window to the side elevation facing Longfield & change 2No windows to two sets of double door sets.
Installation of 200mm diameter extraction fan and duct

USE

The original use was a former Barclays Bank, the proposed change of use will be to operate as a Rudy's Pizza restaurant

LAYOUT

The client feels that the proposed extension in size and scale are not detrimental to the character of the buildings or the surroundings.

HERITAGE

The buildings and the main site all fall outside the local conservation area, however it is listed by the local Authority to be a local building of historic interest and value

The building has been constructed of red brick with stone lintols,cills, including dressed stone capping and corbel details to the front elevation facing Bury New RoadRoad all finished with grey slate roof.

SCALE

The size and scale of the alterations will not create any real impact to the existing external elevation layout as the alterations all it all falls within existing openings within the existing elevation and the curtilage of the existing side elevation..

APPEARANCE

The proposed alterations to the shell will all be finished in materials to match or compliment the existing building and existing surroundings.

CHARACTER

The size and scale of the proposed alterations, will in the clients opinion, not create any real impact to the existing external character of the building or its surroundings.

DESIGN / APPEARANCE

We feel the client's intended alterations are not detrimental to the character of the building facing side elevation.

The proposals are designed to sit within exterior of the building with the materials used in any construction of the alterations including size and appearance of the proposals will and should not create any real impact to the existing elevations

ACCESSIBILITY

Access to the main public areas is readily available for both able bodied and disabled persons alike with both stepped and wheelchair access available to the former bank building due to the existing ramped access to the main entrance of the unit

Off Bury New Road.

Internally there are no differences in floor levels within the existing operational and circulation areas allowing full access to all areas through out the ground floor of the building, with all corridors and doors allowing access to wheelchair users.

There are full public toilet facilities on the first floor for the use of the public, there is also full disabled toilet facilities and baby changing facilities provided on the ground floor.

There are full car park facilities to the rear of the unit including disabled parking spaces

SITING

The site is located off Bury New Road

CAR PARKING PROVISIONS

The site has various on street and side street parking close by

FLOOD RISK

The site is not deemed to be at risk from flooding.

BUILDING DESIGN AND ENERGY CONSERVATION

The proposed alterations and refurbishment will be constructed to meet all current legislations with regards to energy and energy conservation.