

DESIGN & ACCESS STATEMENT 21st November 2022

CLIENT: De-koning Leisure Group Ltd
CONTRACT: Extension to existing stair well to allow access and escape to existing second floor with minor internal alterations to create a manager's office and living accommodation for use by the business owner/occupier. (C3 Use classification)
LOCATION: 27-29 Bridge Street, Ramsbottom, Bury BL0 9AD
PDP CONTRACT NO: 19-03

1) The Site

27-29 Bridge Street, Ramsbottom is a three-storey end terraced property with a small below ground basement. The property has an external footprint 156m². Total internal floor area is 362.6m² on four levels including the basement.

The building is located at the junction of Bridge Street and Crow Lane. To the side of the property off Crow Lane is a shared rear access approximately 3m wide at its narrowest point serving this property and number 31 Bridge Street. To the front and side of the property is 1.1m to 1.5m wide pavement. The property has a common boundary with number 31 Bridge Street. Following Planning Permission (Ref: 64787 and Condition Variation 66858) The building has been transformed into a lively Café-Bar.

2) Use

Following Planning Permission ref: 64787 (2019) and Condition Variation Ref: 66858 (2021), the building was converted into a lively Café-Bar on the ground floor with a function room at the first-floor level. The second floor is currently unused. Prior to the Café-Bar the building was a Bank. When Royal Bank of Scotland closed its banking facilities from this outlet, De-koning Leisure Group Ltd purchased the property from them in September 2019. Prior to RBS use the building was used for Banking and Financial Services since its construction in circa 1900 and was once "William Deacon's Bank".

3) Amount of development

The total net internal area of the property is 362.6m² - 3,903ft².

The Wine Bar Basement/Cellar is 13.6m²

The existing Ground Floor Cafe Bar net internal area inc. toilets and stair is 132m²

The First floor Function Room, inc. toilets, store and stair is 132m²

The existing second floor area is 126m²

The proposed Second floor Living Accommodation would take up 55m²

The Managers Office, storage areas and circulation would take up the remaining existing floor area. The proposed extension to the escape/access stair would add a further 6m² of floor space and bring this in line with the floors below, 132m².

The existing gross building footprint would remain as is now at 154m². The proposed extension to the access/escape stair would add a further 16m³ to the overall building.

4) Layout

The proposed Manager's living accommodation on the existing second floor would improve the live-work balance for the manager, provide additional on-site security for the property and with the extension of the existing access/escape stair provide separate private living accommodation for the managers partner. The extended access/escape stair also provides access to additional storage space and a separate Managers Office.

5) Scale

The scale of the proposed extension to the existing stairwell is tiny in comparison to the overall building. 16m³ in total volume would hardly be noticed on the building of this size and by removing the existing flat roof over the stairwell and replacing this with a pitched roof with matching materials to the existing pitched roof, then this would be seen as an improvement to the overall appearance of the property.

6) Landscaping

The surrounding landscape will not be altered as part of this proposal. There are no facilities for parking of vehicles on the site. Given the proximity of the town centre parking and the availability of public transport close by the occupants and any additional staff would not be requiring a parking space.

7) Appearance

As mentioned above the introduction of a small vertical extension to the existing stairwell will be hardly noticed. The proposal is to increase the walls of the existing stairwell by a sufficient amount to accommodate a fixed stair leading from the landing at the first-floor level to a new landing proposed at the second-floor level, thus providing permanent separated access and escape from the second floor to the ground floor without having to travel through the Café-bar area. The walls to the extended stairwell will be rendered to match the existing. The proposed new pitched roof will be finished in matching slates roofing tiles to that of the existing pitch roof.

8) Access

The proposed extended stairwell provides completely separated access to the second floor for the Manager and his partner, plus access to the Manager's office and additional storage space for the Café-bar business.

9) Existing Photograph



Photograph of 27-29 Bridge Street, Ramsbottom dated 16th November 2022