

# Design, Access and Heritage Statement

## Planning Application November 2022

**Site:** 11 BRIDGE STREET, RAMSBOTTOM, BURY BL0 9AB

**Proposal:** Change of use of vacant betting shop (Sui Generis use class) into restaurant (E use class) including installation of extraction flue system to rear and new fascia signs with replacement of windows plus external changes.



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## Site details:

The property is located on Bridge Street, within the heart of Ramsbottom, Bury. Set within a predominant area of residential dwellings but along a parade of commercial use. The properties along Bridge Street are similar in design brick built, typical two to three storey buildings with a commercial unit on the ground floor and some residential or office use on upper floors. The architecture and construction of buildings within the neighbourhood are from the 19th to mid 20th century. The site faces south with Bridge Street running in a general west to east direction. Nearby areas include Bolton to the south-west with Bury to the south. The site is within the Ramsbottom Conservation Area but is not Listed protected.

The application site is located on the ground and first floor of the host building which is two storey corner plot. The rear is directly accessed from Garden Street.



## **Proposal:**

This statement is in support of an application for the change of use of the existing vacant betting shop unit (Sui Generis use class) into restaurant (E use class) with extraction flue at the rear including new signs with replacement windows. The proposal would provide internal seating area for patrons to enjoy hot cooked food, especially for shoppers, whilst also providing a new food outlet service for the local community.

The proposal intends to also provide much needed economic boost to the existing area by providing a new restaurants within the parade with seating thereby attracting patrons from the local community and businesses. The vacant unit will be converted to provide new flavours of food for the community with freshly made pizza. The new restaurants would in turn also provide the employment of extra staff from the community.

In addition, as a result of the recent Covid-19 pandemic the government has introduced new planning guidance and policies which place the use class of A1 units into the same class as A3 under the Town and Country Planning (use classes) (amendment) (England) Regulation 2020 (SI 2020 no 757).

The new proposed restaurant would incorporate acoustic insulation, reducing sound by 30 decibels, between the extraction flue system and the ceiling separating the unit with the above levels. Anti-vibration mounts would also suppress any noise from the system reaching nearby receptors along the route of the flue (please see Annex). The motor of the extraction systems would be incorporated within the rear section of the oven, at the termination point on the flue, include extra acoustic insulation.

The extraction flue system would exit to the rear and along the rear elevation wall up to the roof, away from doors/windows of the residential units nearby. The exit level of the extraction system is at a similar level as an existing cooking extraction system within the borough. The flue is minimal in size at 25cm wide and can easily camouflaged to match the existing brickwork and or colour of the host building to ensure it blends into the host building.

The location benefits with excellent car parking for patrons only a short walk away along Union Street, King Street and Railway Street. Delivery of goods drivers can take advantage of the car parking space located rear of the unit on Garden Street. The proposal will incorporate a new signs on the fascia plus projecting sign using materials to match existing signs within the parade and incorporating metal/timber lettering/logo with lighting not exceeding 250cd/m<sup>2</sup>. The unit will utilise the existing location for refuse collection at the rear and accessed directly from Garden Street.

## **Conservation Area:**

The site sits within Ramsbottom Conservation Area however the building is not Listed nor locally protected however a note from the Ramsbottom Conservation Area Management Plan mentions the following: "*Number 11, retains features of the former The Station Hotel, but now a bookmakers.*". The proposal is deemed to make a positive continuation to the character and appearance of the conservation area.

## **Planning Policy:**

### National Planning Policy Framework (July 2018)

The NPPF was reissued in July 2018 and sets out the Government's planning policies for England and is a material consideration in planning decisions. This edition replaced the original NPPF from March 2012. The document covers a wide variety of planning matters, providing advice to LPAs on plan making and decision making (development management).

Running centrally throughout the NPPF is a presumption in favour of sustainable development which ties together economic, social and environmental objectives. For decision making, Paragraph 11 states that this means approving development that accords with an up to date development plan whilst, where no up to date development plan is in place, granting permission unless there is a clear reason for refusing development or the adverse impacts outweigh the benefits.

Paragraph 85 notes that “planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.” It continues that LPAs should “promote... vitality and viability...by allowing them [town centres] to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses.”

The NPPF asserts that planning should not act as an impediment to sustainable growth and states that "significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development."

### Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 notes that:

“[I]f regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

### Local Planning Policies

## **Material:**

The proposal will include material changes which match the external finish plus material of the building.

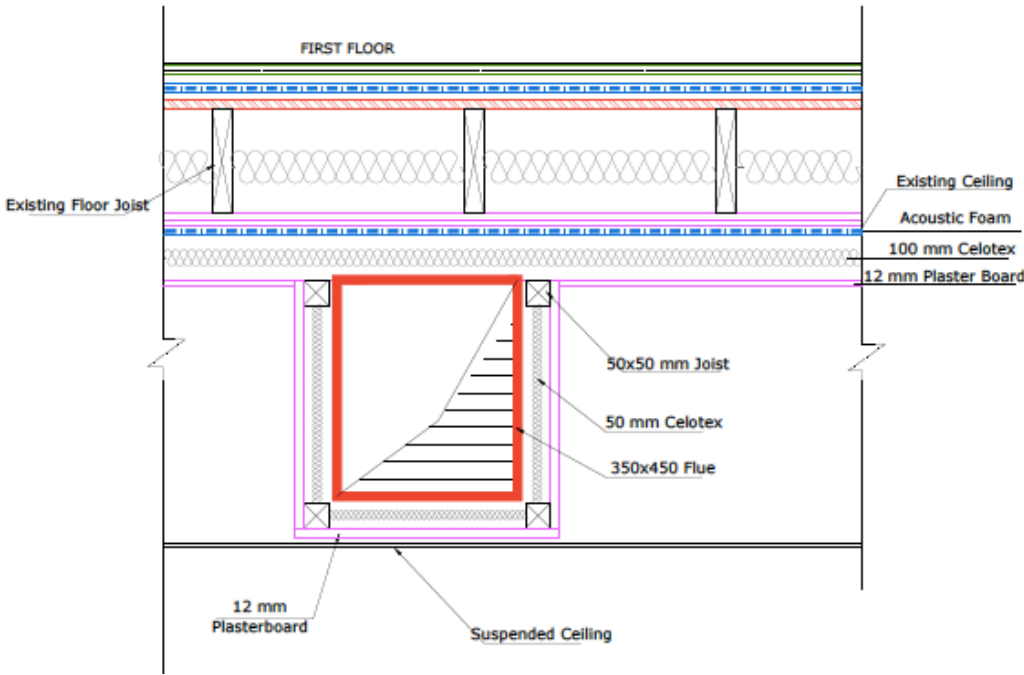
## **Size:**

The size of the proposal and site can be seen clearly on attached plan copies.

## **Access:**

The ground floor provides easy access for those with limited movement. The site benefits from excellent communication with public transport within short walking distance including local buses and rail.

**Annex:**



Typical Flue Extraction Cross Section to reduce sound by 30 decibels

*Rear Side view*



Ramsbottom Conservation Area

