

Design and Access Statement

Site Address:	Empire Works, Railway Street, Ramsbottom, Bury, BL0 9AS
Location:	Empire Works (Clark Craft) is situated on Railway Street, Ramsbottom, opposite the East Lancashire Railway.
History	This building was constructed in the nineteenth century and became the Empire Cinema opening in 1934, with one large screen and accommodated 650 people. The cinema closed its doors for the last time in 1966. Clark Craft opened in the building in the 1980's.
Application Detail:	The application is to construct two small bay windows on the front elevation, to replace the existing shop windows, with a mono pitch roof spanning over the bay windows and front entrance, together with alterations to the internal layout and revised windows on the side elevation.
Use:	The use of the building is unchanged, trading as an art studio, craft supplies, lecture rooms and café.
Amount of Development:	The proposed development is to construct two small bay windows totalling 5.43 m². It is proposed to render the concrete brick on the front elevation with K-Rend and to affix canopies over the existing first floor windows and a retracting canopy over the entrance onto the balcony. Swan neck lights are proposed to be affixed as indicated on the drawing. It is also proposed to introduce planters on top of the existing wrought iron balustrade. On the side elevation, it is proposed to erect a shop front inside the existing roller shutter, with the recessed door to provide means of escape from the Café area, which is to be re-cited from the first floor under the proposal. The roller shutter will be retained for security.

Layout

The existing property consists of a ground floor retail outlet and lecture facilities. The first floor is used as an art studio with picture framing, needlework/knitting classes and café facilities.

Car Parking is on land between the Empire Works Building and the supermarket, as indicated on plan. There is also a large public car park directly opposite this building along the railway.

Landscaping

None required as part of this proposal.

Appearance:

The existing building was originally constructed from concrete brick. Over the years the colour of the bricks has deteriorated and it is proposed to apply K-Rend to the front elevation, to be more aesthetically pleasing, together with a mono pitch roof over the bay windows.

Access:

Access is directly from Railway Street and Irwell Street, Ramsbottom.