

DESIGN AND ACCESS STATEMENT

176 Bolton Road West, Ramsbottom

Objective:

This document is intended to form part of the Planning Application for the proposed change of use of a Former Public House to provide a Daycare/Nursery/Creche (Use Class E) at 176 Bolton Road West, Ramsbottom.

This application is made on behalf of Ms. K Wild who is the operator of Ladybird Nursery with existing locations at Buchanan Street and Carr Street in Ramsbottom. The intention behind this application is to combine these two sites into one, to enable a full and complete service to be offered from one location. At present there are 12 staff in total across the two sites, 5 of which are full time staff.

Ladybird Nursery are a well-established nursery with an Ofsted rating of Good (at the Buchanan Street site), they are also signed up to Bury Council's Golden Apple Award Scheme and are accredited with the Gold Award.

Ladybird Nursery provide high quality care and education for children aged between 0 and 4 years.

This statement should be taken in context and read in conjunction with the submitted planning application including the proposed plans.

Site and Planning History:

The site comprises a former public house with associated area of hardstanding. The site measures approximately 526sqm. The building is set back from the road by a walled forecourt/landscaped area, to the north east of the building is an area of hardstanding which is accessed from the dropped kerb at Bolton Road West.

The site is located within the built up area of Ramsbottom and is not specifically identified or allocated for any purpose in the adopted Local Plan.

The immediately surrounding area is predominantly residential in nature, with Bolton Road West largely comprising terraced dwellings.

Design:

The proposal seeks to change the use of this existing building. It does not require or involve any changes to the building itself externally.

Internally it is proposed to divide the ground floor (former bar area) space into separate rooms for the age groups; with a 2 year old(s) space and a baby room being the main spaces and ancillary office space, WC and staff room to the ground floor. Meanwhile to the first floor there would be two open plan areas to allow flexible space for 2 – 4 year olds and the children's WC.

It is proposed to provide a 6ft black tall railing, positioned on top of the existing stone wall to the front right hand side of the building to provide a secure outside playspace for the children.

Use:

It is proposed that the premises will be for a day nursery/creche, i.e. Use Class E.

Access

Entrances into the building will have level thresholds/a ramp to access and will comply with current building regulations, including Approved Document M (Disabled Access).

Parking

There is an existing area of hardstanding to the side of the property, this will be retained and will provide 3no. parking spaces. The existing access to the site is 6.1m wide and therefore there is ample space within the site to provide parking along one side and a clear driveway for access at all times. Cars will be able to access and egress the spaces simultaneously.

Visibility splays are shown on drawing CSA-51-PL001. Sufficient visibility can be achieved, the driveway is set back from the road by the pavement therefore ensuring clear visibility.

Amount / Scale

The proposal seeks to change the use of the existing building with no need for additional floorspace or extension. The change of use relates to an area of 220sqm total.

Layout

The site layout is not proposed to change from existing.

Landscaping

The site at present features negligible soft landscaping. This proposal includes a 6ft black tall railing, positioned on top of the existing stone wall to the front right hand side of the building to provide a secure outside playspace for the children. There will be no other changes to the hard or soft landscaping.

Appearance

The building will essentially remain as it appears at present, albeit through its reuse and reoccupation it would no doubt appear revitalised in the streetscene compared to its current vacant state.

The current building is unoccupied, it is considered that the proposed use type herein is compatible with the surrounding uses and indeed will complement this residential area.