

DESIGN & ACCESS STATEMENT

3636

**ADMIRAL ADULT GAMING CENTRE
11-13 THE ROCK,
BURY,
BL9 0JP**

April 2026

3636/SS

REVISION :



matrixarchitecture ltd

INTRODUCTION

Purpose of the Design and Access statement

The design and access statement is a short report that accompanies and supports proposals by Luxury Leisure Ltd, (The Applicant) for a replacement shopfront at **11-13 THE ROCK, BURY, BL9 0JP**.

The design and access statement should be read alongside the following scheme drawings prepared by Matrix Architecture Ltd & Luxury Leisure Ltd that make up the application suite of documents:

- 3636(B)01 Existing Ground Floor Plan & Elevations
- 3636(B)02 Ordnance Survey Location Plan
- 3636(B)03 Existing Block Plan
- 3636(B)04 Proposed Site Plan
- 3636(C)01 Proposed Ground Floor Plan & Elevations (inc. signage proposals)
- 3636 Design & Access Statement
- 3636 Existing Shopfront Photographs
- 3636 CIL Statement

The Site

The application site is located on 11-13 The Rock, Bury, within the edge of Bury Town Centre Conservation Area, set between retail properties. The building is not listed.

The ground floor of the unit is currently used as an Admiral Amusement/Adult Gaming centre, and will remain so. The proposals only relate to the replacement of the existing shopfront and replacement external signage.





Conservation Area

It is apparent that many of the shopfronts adjacent to the unit have been replaced with contemporary designs, utilising modern materials. The existing shopfront is satin anodised aluminium framing with ceramic tiled stallrisers and pilasters.



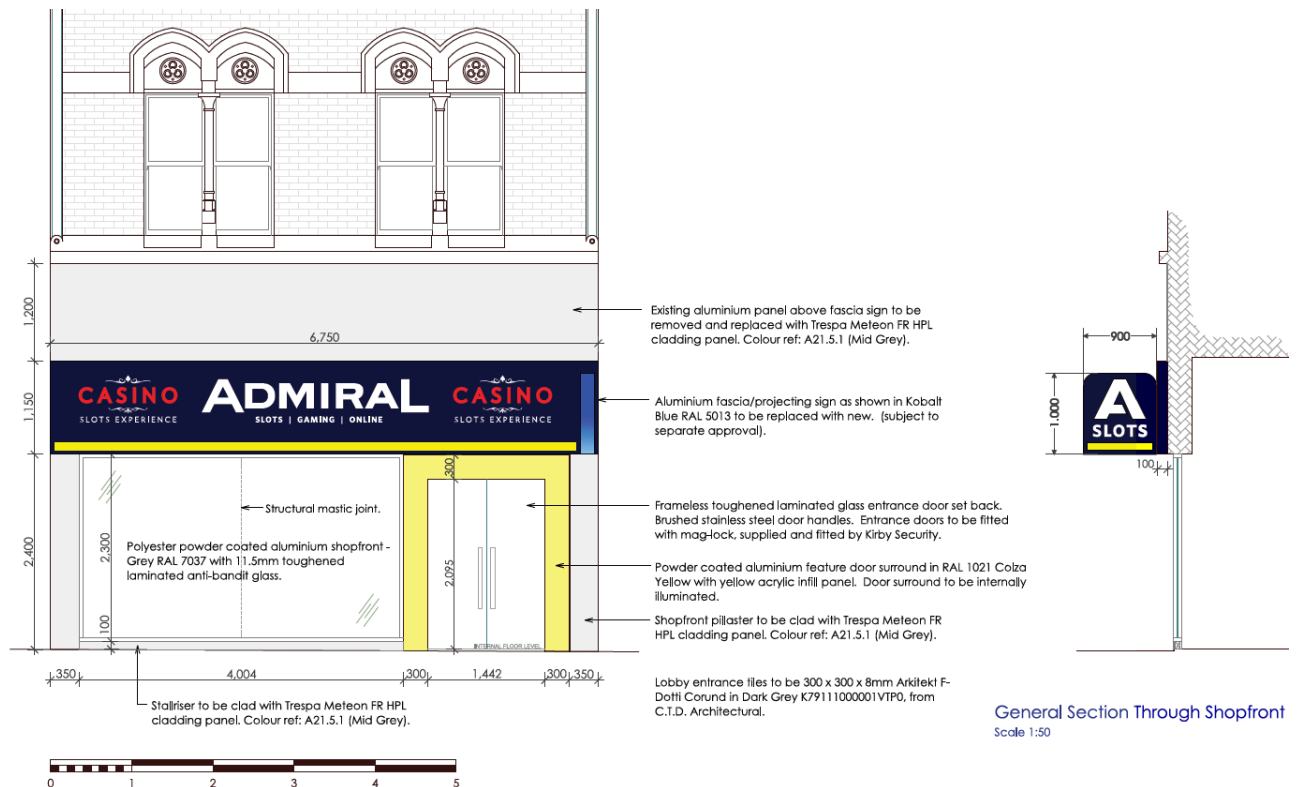
Existing Satin Anodised Aluminium Shopfront

Objectives

It is the intention of the client to move away from the dated anodised aluminium shopfront design wherever possible, and replace with a more contemporary design, which is more inviting for customers, and follows the client's new corporate image in meeting modern customer's expectations.

Amount

The proposed alterations include the removal of the existing satin anodised aluminium shopfront and ceramic tiled stallriser/pilasters.



Layout

The new replacement full width shopfront allows for a new level access into the building from the right hand side of Admiral, into a more appealing internal lobby area.

Scale/Appearance

The unit is existing and will not be extended nor will there be any material changes in the front/back of house ratio.

Visually, the proposed shopfront maintains the buildings uniformed scale and proportions as before.

The introduction of grey powder coated aluminium frames and large glazed panels offer a modern, minimalist feel to the appearance of the building at street level, whilst still complimenting and respecting the street-scape and sympathetic nature of the The Rock.

A feature yellow powder coated aluminium 'goal post' surround with softly back lit acrylic front panel accentuates the main entrance and offers a more inviting experience for customers. The housing will be internally illuminated with low voltage LED fittings – 712 CD/m².

A mid-grey Trespa HPL upstand and shopfront surround will encapsulate the shopfront at pavement level to complete the shopfront installation.

Having the ability to connect with the customers at street level is imperative to the success of this operation.

Landscaping

Not applicable to this application.

Access

Access to the unit remains relatively unaltered. A level approach will be maintained, together with the installation of slip-resistant ceramic tiles as required under Part M of The Building Regulations and DDA recommendations.

WC facilities are existing and have previously been designed to satisfy the requirements of Part M of The Building Regulations.

Building Work – Site Access

The main public access is situated off The Rock. Additional access is available to the rear of the unit off North Back Rock. All deliveries and works on site will be executed 'out of normal working hours' to minimise disruption.

No skips will be required as part of the works. All building debris will be removed from site on a daily basis via builders vans.