

DESIGN & ACCESS STATEMENT

TO ACCOMPANY

APPLICATION FOR PLANNING PERMISSION

FOR

INSTALLATION OF A CONDENSER

AT

THE ART PICTURE HOUSE
36 HAYMARKET STREET
BURY
BL9 0AY

Document Revision

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1.0 Introduction

1.1 Purpose and Format

This Design and Access statement has been prepared on behalf of JD Wetherspoon PLC in support of the application for planning permission at: The Art Picture House, Bury. The statement assesses and evaluates the site and its context, to record the local character and circumstances.

It provides a description of the proposals and explains the principals and concepts that have informed the design development.

2.0 Assessment

2.1 Location

Bury is a large town around 8 miles north-west of Manchester, and is the centre of the Metropolitan Borough of Bury. It is famous for its open-air market, which has a history stretching back to King Henry VI, and Bury black pudding. During the industrial revolution, the town produced textiles, though this industry no longer exists in the town. Bury was also the birthplace of Sir Robert Peel, Prime Minister of the United Kingdom 1834-1835 and 1841-1846. It is serviced by the Manchester Metrolink system, the M66 motorway, and the A58 and A56 roads.

2.2 Building History

The building itself was originally built in 1922 and was designed by Albert Winstanley. The building replaced a former Baptist church which had been converted into a theatre/cinema at this location. It continued as a theatre and cinema until 1964, when it became a theatre only. Sometime after this, the site became a Bingo Hall and then a Chicago Rock restaurant, and in 2010 JD Wetherspoon PLC took the site over and converted it into a Public House.

Internally, many of the original features of the theatre/cinema remain – the main customer area retains the original proscenium, along with intricate neo-baroque mouldings around the balcony front, on the ceiling and on the cornice.



The Art Picture House from Haymarket Street/Bury Interchange.

3.0 Design

3.1 Amount

An additional condenser is required for the new staff room, which will be positioned on the rear elevation, facing Back Knowsley Street. It will sit alongside the existing units as part of a larger existing array.



The back of The Art Picture House, from the corner of Moss Street and Back Knowsley Street.

3.2 Layout

The proposal will not affect the layout of the building.

3.3 Scale

The overall scale of the building will not be affected by the proposals.

3.4 Appearance of the Development

The proposal will have a minimal impact on the appearance of the back of the building, and no impact on the appearance of the front. The addition of one condenser into an existing array on the rear elevation – which is not the principle façade of the building – will not detrimentally effect the overall appearance of the building.

4.0 Access

4.1 Approach / Entrance

The approaches and entrances will not be affected by this proposal

4.2 Entrance Doors

The existing entrance doors will remain as existing and support disabled access with ramped access available.

4.3 Signage

The signage is to remain as existing and should comply to the current regulations.

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