



BB3-let-01

7th November 2023

Bury MBC
Development Control
3 Knowsley Place
Duke Street
Bury, BL9 0EJ

Dear Sir,

Design and Access Statement for the construction of 5no. three bedroom dwellings, following demolition of the existing sawmill and associated out-building at: Spring Street Sawmills, Spring Street, Ramsbottom, BL0 9JQ

1 Use :

Used until around September 2011 as a timber yard and joiners workshop, with heavy goods vehicles making deliveries of timber, and transporting finished items such as shop fronts and window frames to customers.

Up to 7 joiners would work in the building, when not installing the finished products on location, parking their cars on the premises.

One skip wagon also used to visit the site once a month to remove commercial waste.

Following the shutdown of the business, the buildings have been left empty and falling into disrepair, temporarily being used for storage of building materials.



Existing stone building at the site entrance

The existing stone building at the site entrance has suffered severe fire damage in the past, and has been propped internally for support. It is not considered suitable for reuse.

A planning application was approved for a mostly identical scheme at the end of 2011, reference 54544, which was never started and left to lapse. A further approval was secured during July 2023 reference 68578.

2 Amount of Development :

Our fresh proposal is to demolish all buildings currently on site, and construct one new dwelling in line with the original building, as before, plus four terraced dwellings on the north west part of the site, all with south-east facing gardens and over the same footprint as before.

3 Layout :

Separation distances are respected between each other, and between the existing houses surrounding the site.

4 Scale :

Designed to respect the scale of the surrounding houses, the eaves being limited to just over two storeys in height, providing the internal headroom to accommodate rooms in the roof space.

5 Landscaping :

Along one side of the site runs a small watercourse, with a mixed species of Sycamore, Spruce, Ash and Willow growing along its banks.

These are generally to be retained with a limited amount of pruning, plus reinforcement of the banking using gabion baskets.

6 Appearance :

Traditional construction is to be utilised with coursed stone obtained from North West Reclamation and natural slate roofs.

7 Access :

Access to the new development would be from Spring Street, along the unsurfaced Caltha Street, with a turn into the site where cars could stop without impeding the passage of other vehicles passing along Caltha Street.

Electrically operated gates would be installed, which when open will have sufficient width to allow two cars to pass.

A small pedestrian gate will also be provided.

Each dwelling is allocated two dedicated car parking spaces in close proximity to their private garden spaces.

Paths leading to entrance doors are to be maintained at a gradient of less than 1 in 20, which is considered to be level access.

All entrance doors are at the width required for disabled access by building regulations, each fitted with level thresholds.

WC facilities will be provided to be suitable for use by the disabled and will have outward opening doors.

Any additional requirements of the Local Authority will be provided.

Yours sincerely,

Gary Dearden