



RIDGE

5019069-RDG-103-XX-T-A-
300010-DESIGN AND ACCESS
STATEMENTREV: C01
DESIGN & ACCESS STATEMENT
(INCLUDING HERITAGE)

BANKING HUB
46-48, BOLTON STREET,
RAMSBOTTOM
INTEGRAL (UK) LIMITED



DESIGN & ACCESS STATEMENT

BANKING HUB

**46-48, BOLTON STREET, RAMSBOTTOM, BURY, BL0 9HX
INTEGRAL (UK) LIMITED**

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DESIGN & ACCESS STATEMENT (INCLUDING HERITAGE)

1.1. Introduction

This Design & Access Statement has been prepared by Ridge & Partners LLP on behalf of Cash Access UK Limited. The purpose of this document is to provide a description and justification of the proposed works to support the Full Planning Application for 46-48, Bolton Street, Ramsbottom. This document provides details of the Application, identification of any heritage assets, and impact upon the conservation area.

1.2. Application Details

Applicant's name: Cash Access UK Limited
Applicant's address: 27 Old Gloucester Street, London, WC1N 3AX
Date: 11/03/2025
Site address: 46-48, Bolton Street, Ramsbottom, Bury, BL0 9HX

Application reference number if known: PP-13845653

About Cash Access UK Limited:

Cash Access UK Limited is a not-for-profit company set up by a number of UK banks and building societies to enable consumers and small businesses to access cash, deposit and basic banking services where they are needed across the UK. The company will facilitate the provision of a range of services including shared banking spaces on local high streets.

Details of the proposal:

Installation of Banking Hubs signage including an externally illuminated fascia with individual lettering, an externally illuminated projecting sign and associated marketing posters, signs, replacement ventilation louvre and a new condenser to the east elevation wall (not fronting a street).

1.3. Heritage Assets

Is the application site located within a Conservation Area? Yes

Which Conservation area is the application located within? Ramsbottom Conservation Area

Is any part of the application site a listed building or listed garden? No

Is the application site within 15 m of a listed building or listed garden? No

1.4. Significance of the property concerned

Ramsbottom is a good example of a Pennine textile town which developed around the manufacturing and processing of cotton in the late 18th and early 19th centuries. The town and its industry prospered during the period until the early 20th century. After a period of decline and the loss of many mills buildings, the conservation of the town's heritage has helped to build on the role as a visitor and shopping destination, and a popular stop on the East Lancs heritage railways.

During the 1990s, many mill buildings were demolished with a minority converted to new uses. Some historic buildings have been retained and are still in their original use; mainly houses and shops. Visitors and residents can enjoy a town with a remarkably intact layout, form and scale, with many original features, and essentially as it was built in the second half of the 19th century.

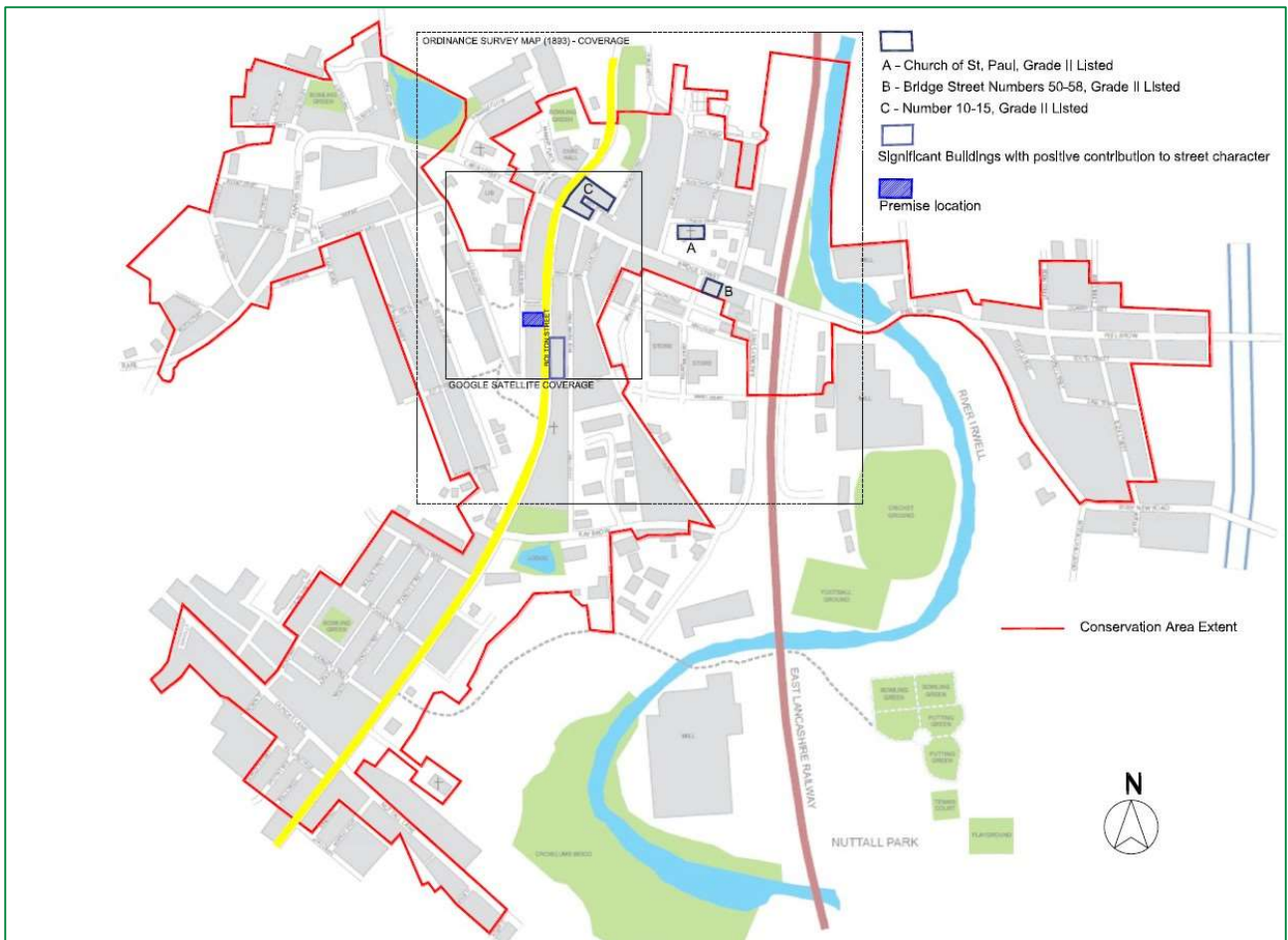
The commercial buildings (including this premise) towards the north end of Bolton Street are generally built up to the back of the pavement. Narrow streets and alleyways add to the tight and intimate feel of the conservation area in the town centre.

The property consists of a two-storey terrace building at Ramsbottom. It is of a traditional masonry construction with external elevations finished with local sandstone housed under a pitched roof. The building is situated within 46-48, Bolton Street, Ramsbottom, Bury, BL0 9LX. 46-48, Bolton Street was built in 1847 as stated from the plaque at the front elevation. The building's primary façade is facing East. It is located within the Ramsbottom Conservation Area. While not being a 'Listed Building', the premise is located close to No. 45-55 building group, former Industrial and Provident Society Stores, with massive (121 feet 9 inch) frontage, classical gable in the two-storey section (45-49). These buildings are considered as 'significant buildings that make a positive contribution to the character of the area' along Bolton Street.

The street's special interest derives particularly from the completeness of the groups of two-storey 19th century buildings and shopfronts, and the uneven roofline, indicative of piecemeal construction.



Ordnance Survey Map (1893) (Figure 1)



Conservation Area Map (with historical contexts and the premise location highlighted) (Figure 2)



Google Satellite View (2D)(Figure 3)



Google Satellite View (3D)(Figure 4)

1.5. Past Planning Applications

The last planning application (PP-12250484) was approved on 28 Jun 2023 for External works/alterations including replacement/ new windows and doors. The second last one ((55006)) was approved on 28 Mar 2012 Change of use from shop (A 1) to coffee shop (A3) including retail sale of cheese (A1). The earliest two recorded planning application available on the Bury City Council's web site (93/28789 & 93/28788) was approved on 13 Jul 1993 the demolition of rear outbuilding and the construction of a two-storey rear extension.

Internally, the retail unit is largely open plan, with an elevated back of house area. It is provided with a shop fit to a basic standard incorporating a traditional load bearing structure with perimeter dry lining and a plasterboard ceiling. It is vacant at the time of the survey. Based on the planning approval record, it was previously used for coffee shop business before vacant.

Recent Planning History for 46-48, Bolton Street, Ramsbottom

APPLICATION	STATUS	DATE	PROPOSAL
PP-12196975 (69955)	Withdrawn by Applicant	03/08/2023	Prior approval for change of use of first and second floors from commercial (Class E) to 7 no. residential units (Class C3) and part of the ground floor to create separate residential access and bin storage.
PP-12250484 (69820)	Approved	28/06/2023	External works/alterations including replacement/ new windows and doors.
(55006)	Approved	26/03/2012	Change of use from shop (A 1) to coffee shop (A3) including retail sale of cheese (A1).
02/38877	Refused	25/02/2002	Change of use from shop to wine bar on Ground Floor with Dance Facilities below.
93/28789	Approved with Conditions	13/07/1993	Conservation Area Consent – Demolition of outbuildings to facilitate the construction of a two-storey rear extension.
93/28788	Approved with Conditions	13/07/1993	Ground Floor and First Floor extension

1.5.1 Previous Condition / Use
Financial/Bank

1.5.2 Existing Condition / Use
The unit is currently unoccupied.

1.5.3 Proposed Condition / Use

Proposed to serve as a community banking hub.

Proposed external alterations:

1. Installation of one new externally illuminated brand fascia on the East and South elevations and a projecting sign along the South elevation.
2. Re-Installation of the Main Entrance glass door to suit the revised entrance level to align with the street level.
3. Re-Installation of the Second Entrance glass door to match with the branding colour of the elevation.
4. Installation of 2 louvres (400mm width x 300mm height) at high level (below first floor slab / beams) at the rear elevation abutting Central Street.

Proposed internal alterations:

5. Removal of existing partition walls at the Front and Back of House areas.
6. Removal of existing doors, frames, and linings.
7. Installation of new internal partition walls, ceilings, floor, and wall finishes.
8. Installation of new DDA kitchenette and WC.

1.5.4 Description of works

Internal Demolition

- Removal of existing ground floor slab at the entrance portion to allow for the construction of an Accessible Ramp for level alignment with the street level.

Installation of External Signage

- This includes one new externally illuminated brand fascia, one new externally illuminated projecting sign, a suspended illuminated Directory of Services and marketing posters behind existing glazed areas.

Installation of new internal partition walls, ceilings, floor, and wall finishes

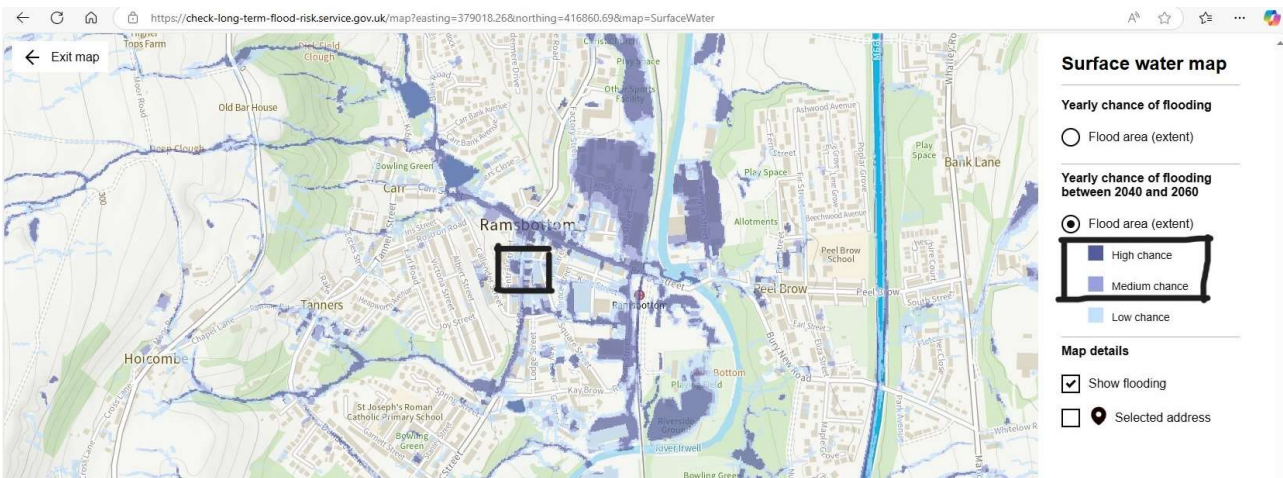
- The finishes are generally dated throughout and are not appropriate for re-use. Full internal redecoration of all walls, previously painted ceilings and joinery items will be required to meet Cash Access UK standards.
- The internal finishes will be stripped out, and new proposed floor finishes, ceiling finishes and partition walls will be installed in place.

Works to the interior of the building

- The interior of the building is proposed to be converted from a banking branch to a Banking Hub. This will include re-organising of the internal layout to meet Cash Access UK standards. Works to the decoration of the property will be required to match the branding of the proposed Banking Hub. Further information can be found on drawings:
 - 5019069-RDG-103-00-D-A-000100-SITE AND LOCATION PLAN (PLANNING)
 - 5019069-RDG-103-00-D-A-010103-EXISTING GA GROUND FLOOR (PLANNING)
 - 5019069-RDG-103-00-D-A-010201-EXISTING ELEVATIONS (PLANNING)
 - 5019069-RDG-103-00-D-A-010403-PROPOSED GA GROUND FLOOR (PLANNING)
 - 5019069-RDG-103-00-D-A-010501-PROPOSED ELEVATIONS & ADVERTISEMENT (PLANNING)

1.6. Flood Risk

The Site is located within the Flood Zone and the nature of the development would be affected by surface water flood risk. (medium/high). Owner to follow the government recommendations for precautionary measures and flood plan preparation. (<https://www.gov.uk/prepare-for-flooding>)



Flood Risk Map (Figure 5)

1.7. Proposed & Existing Elevation



Existing Elevation (Figure 6)



Proposed Elevation (Figure 7)



Existing Condition – Perspective Bolton Street View (Google Earth) (Figure 8)



Proposed Shop Front – Perspective Bolton Street View (Montage) (Figure 9)

1.8. Impact of proposed development upon Conservation Area

The proposed changes to the shop front façade allow the building to be updated to reflect the modern internal standards in line with the Cash Access UK's branding while having minimal impact on the building's distinct roof and wider character. It is proposed to use the sandstone (match with the existing) to block up the second front entrance door for security control reason for the banking operation need.

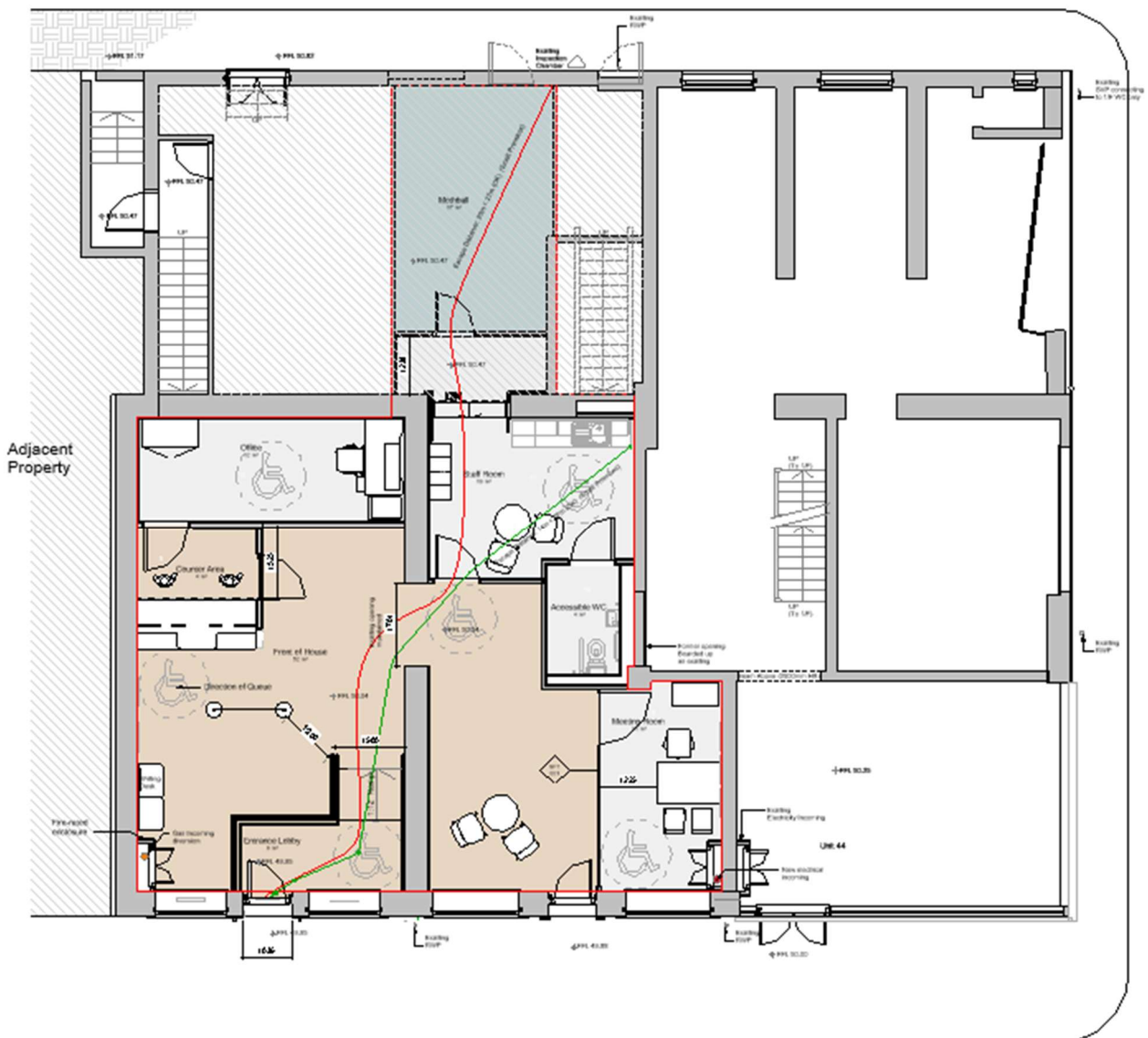
The property's conversion from a retail unit to Banking Hub function includes installing aesthetic styled signage to reflect the new Banking Hub services. The brand fascia and the projecting signage are to be situated at the top of the existing ground floor elevation. In addition, a vinyl will be added above the front glazing to conceal the inner ceiling height as a measure to not distract from buildings external façade. These additions are very much in keeping with the character of the area and will have very little impact on surrounding properties. *(Bury Unitary Development Plan – Part 2, Chapter 6, EN2/2 - Conservation Area Control Development within a Conservation Area will only be acceptable if it preserves or enhances the special character or appearance of the area.)*

1.9. Access

Pedestrian access to the building will be level in line with Part M of the Building Regulations. All internal works will ensure there will be wheelchair access throughout the building. These changes will improve access for all to the property, with little to no impact on the surrounding area.

The premise meets the criteria of Section 4 of 'Small Premises' of Section 4 of App. Doc. Part-B (Building other than dwellings), Escape Distance under Table 4.1] Fire Safety Strategy subject to further review and agreement with Building Control.

The 'Mothball Room' at the rear area is to be vacant with in-frequent use (eg: access only for inspection of the Fire Service Installations inside the room), therefore ramp access under Part M is not proposed. To avoid excessive demolition to the existing structure, a 1200mm landing space is proposed at the top of the existing steps. Access Strategy subject to further review and agreement with Building Control.



Proposed GA Plan (Figure 10)

1.10. Photo References

Figure 1	Ordinance Survey Map (1893)
Figure 2	Conservation Area Map (Montaged by Ridge & Partners LLP)
Figure 3	Google Satellite View (2D)
Figure 4	Google Satellite View (3D)
Figure 5	Flood Risk Map
Figure 6	Drawings produced by Ridge & Partners LLP
Figure 7	Drawings produced by Ridge & Partners LLP
Figure 8	Existing Condition – Perspective Bolton Street View (Google Earth)
Figure 8	Photo montage by Ridge & Partners LLP
Figure 10	Drawings produced by Ridge & Partners LLP



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