

Design & Access Statement



prepared in support of a planning application for a change
of use and conversion at:

**The Lamppost Cafe,
Burrs Visitor Center,
Burrs Country Park,
Bury.**



Introduction:

- This application is being made on behalf of The Lamppost Cafe, Burrs Country Park, Bury, who lease the premises from Bury M.B.C.
- The current building, formally the Burrs Activity Centre, was built in 1996, in a style to replicate the former mill workers cottages which previously occupied the site but had fallen into disrepair.
- The Activity Centre included an indoor climbing wall and a first floor 'Bunk House' saw a significant decrease in usage and during 2017 was considered by the operators, Bury MBC, an unviable business and was subsequently closed.
- The building also accommodates a number of additional facilities including a first floor meeting room with a bar and kitchen facilities and a managers flat. The ground floor also has separate changing facilities with showers and W.C.s for Bury Canoe & Kayak Club.
- Part of the building has been operated by The Lamppost Café since June 2018. The café also run a successful function room, used by local residents, community groups, small businesses (such as dance, yoga and Herbal medicine classes, as well as youth community projects).
- They have been very successful in attracting visitors to the park and see an opportunity to expand into the redundant spaces within the building.

Use:

- The existing café and first floor meeting room will be retained and will continue to be operated in their current locations.
- The large double height space which accommodated the 'climbing wall' and the former bunk rooms have remained unoccupied since 2017. The owners of The Lamppost Café have been working with Bury Council and the strategic leadership team to bring the entire building back to life and to provide a number of facilities that are long term commercially viable.
- We are seeking approval for the conversion and change of use of the former 'climbing wall' space, use group Class E, to be used as a multi-use space, use group Class F, which will be called 'The Barn'.
- Our clients have identified that a number of function rooms in the borough such as the Elizabethan Suite and the Longfield Centre are due for closure. As such they believe there is an opportunity to offer a space where events and celebrations can be held.
- It is proposed that 'The Barn' will be run as a commercial venture, as a function space available to individuals for events such as birthday parties, weddings, celebrations of life / funeral wakes etc; or to corporates and groups for business events.
- For these functions, the Lamppost Cafe would be offering hot and cold drinks, and a licensed bar. Additionally and as would be expected, they would serve food in the form of afternoon teas, buffets, sandwiches etc.
- Whilst it is proposed that The Barn will be a commercial enterprise, community groups, such as Friends of Burrs and local choirs, will be able to book and use the room for meetings and gatherings. For any such community use The Lamppost Café would be able to 'donate the use' without charge, and for others, there would be a small charge to cover overheads & utilities etc.

- In addition, to assist making 'The Barn' financially viable, when available, it will be open direct to the public, especially at peak times such as Easter, summer holidays, Christmas for events such as wreath making workshops & Santa visits and at generally busy periods in the park, and times of national celebrations. They would look to open throughout the weekend, offering refreshments & afternoon teas. During The Bury Show in June we would open to the public as extra seating / overflow to the café.
- The Burrs Visitor Centre of which The Barn is part will continue to be owned by Bury MBC. Currently the space being consider in this application is redundant and the application is supported by Bury MBC Parks and Countryside Service.
- Our clients have met with the Bury District Licensing Officer to discuss the space to discuss the possibility of serving alcohol in the The Barn. The application for an alcohol licence hasn't yet been made, but will be submitted pending planning permission approvals.



existing kayak store

- The ideal core opening hours would be between 9:00am -10:00pm. There would also be instances where the hours would be extended until 12:00 midnight for events such as wedding receptions.
- Secondly we are seeking a change of use to reconfigured an area of the former bunk rooms into a self-contained 'Air B'n'B-style' 2 bedroom holiday apartment available for short-term lets, offering a high standard, competitively priced, holiday accommodation.
- The remaining areas will continue to be used as ancillary accommodation such as W.C.s, bar storage and general storage.

Layout and Access:

- There will be minor amendments to the ground floor layout. These will include a refurbishment of the existing W.C.s which will be extended to include provision of an accessible W.C.
- The corridor between the Café and the proposed Function Room will be widened to ease pedestrian/wheelchair access access.
- The first floor will again only require minor internal alterations which have largely been made to provide improved accessibility for all. These alterations include the provision of an accessible shower facility.
- There is no intention to make amendments to the first floor access. It is intended to mirror all the facilities on the ground floor.

- The vehicular access to the site is via Woodhill Road with in the region of 36 car parking spaces adjacent to the site. A further 'over-spill' car park has been recently completed at the entrance to the park providing a total of 131 car parking spaces.
- In relation to the level of car parking we would suggest that the Function Suite will be generally operated during the evening, at a time when the park is at it's quietest, thereby not impacting on the car parking provision.
- There are no additional car parking spaces proposed however we understand Bury MBC Highways section are preparing proposals to improve the access road immediately adjacent to the site to improve access to the camping area.
- By it's nature as a country park there are a number of pedestrian routes into the general site area.

Landscaping:

- There will be only minor external works which will include the provision of a wood store and a new fence to secure the wood store area.



rear patio area

- A new bin storage facility is proposed to assist with the waste management of the site. This will be accommodated to the southern elevation and is identified on the site plan.

Appearance:



front elevation to the lamppost café

- The current external appearance will only require minor amendments. The most significant of these is to create a folding security screen from the existing large timber door opening to The Barn space.
- The existing door and window openings are to be retained.
- The Bin Store will be open with a timber post and rail fence to match the existing adjacent fencing.
- A wood store is to be constructed to the rear of Function Room from close boarded timber to match the existing adjacent fence.

Greenbelt:

- The site is situated in greenbelt however the majority of the works involve the re-use of the existing space with no additional built volume.
- The proposals do include the provision of an external bin store which will not be enclosed and as such will not add to the built volume.
- An enclosed (roofed) wood store is proposed which will be 6 cubic meters, positioned to the rear of the café and as such the effect on the

Conclusion:

- These proposals have been developed in association with Bury Council, The Friends of Burrs and the Strategic Leadership Team to expand and revitalise a number of redundant spaces within the former Burrs Visitor Centre.
- This will be undertaken and managed by the proven team at the Lamppost Café for the benefit of the overall park area, the park users and local residents.