

DESIGN ACCESS AND STATEMENT

To accompany the full planning application at

Formation of a replacement external fire escape

At

The Grapes

69 Norden Road, Bamford, Rochdale,



Prepared on Behalf of



Prepared by



PLG Design Ltd

DESIGN | PLANNING | PROJECT MANAGEMENT

Introduction

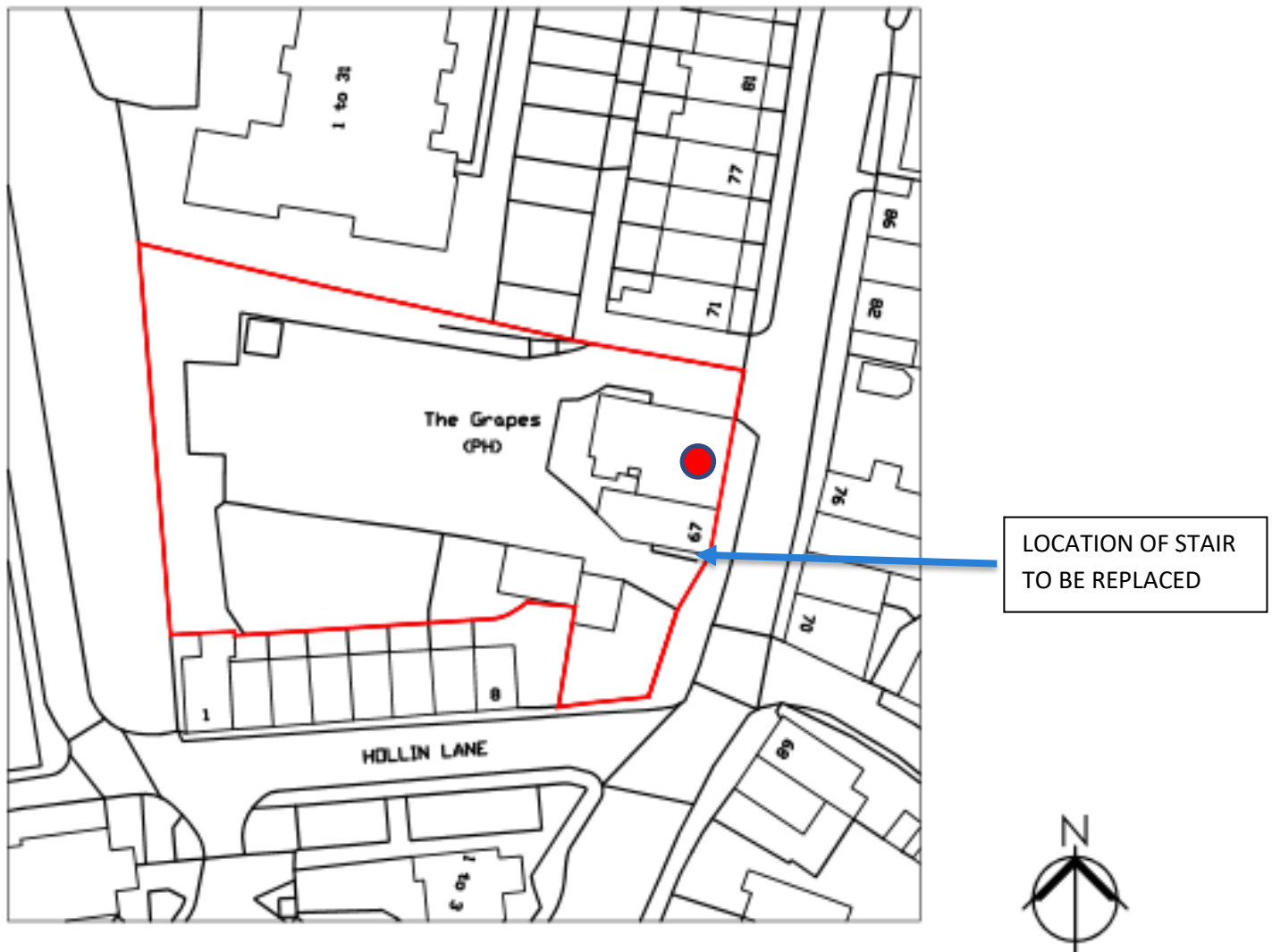
This Design Access and Statement has been prepared by PLG Design Ltd on behalf of Robinsons Brewery, the owner of the site, and forms part of the full planning to request a replacement fire escape to the side of the Public House.

The proposals are isolated to one area located to the side of the property, as indicated on the attached location plan.

The purpose of this statement is to outline the design principles and is to be read in conjunction with the following documents that have been submitted with the planning application:

- Application Forms
- PLG Design Drawings 22179 PL01 P1 to PL105 P1 inclusive
- Existing Photographs
- Location Plan

LOCATION PLAN



Proposed Changes

The application requests approval to replace the existing timber fire escape stair to the side elevation.

The existing timber stair which provides escape from the first floor flat has reached its end of life and is becoming unsafe, the proposal is to replace it with a new galvanized metal stair. The new fire escape is location in the same location of the existing, guarding and handrails, rise and going standards comply to suit the building regulations.

Contrast nosings will be provided to the stair

All other works to the gable are unaffected by the proposals.

The stair will have 15 rises and a min landing of 1050mm at the top and bottom.

Access

We have considered

- The Local Authority planning officer's requirements
- Listed building status
- Building Regulations
- BS8300
- Robinson Fire Risk Assessment

BNG

The proposals replace an existing fire escape and no development proposal is likely to affect features of biodiversity or geological conservation interest.

Development subject to the de minimis exemption (development below the threshold)