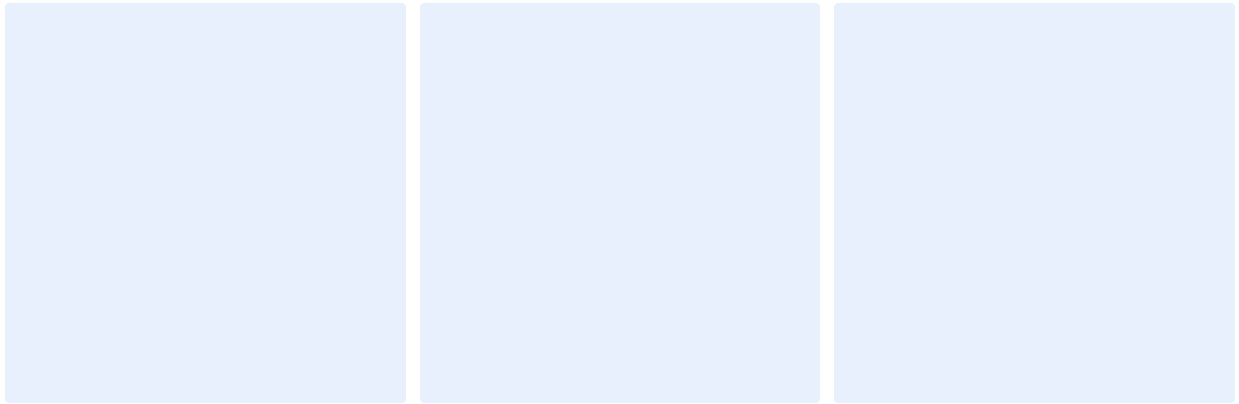




Design & Access Statement

Elton Fold Working Mens Club,
Bury,
BL82RH

Contents

- 1.0 Introduction
- 2.0 Site and Surroundings
- 3.0 Premises Use / Proposed Works
- 4.0 Access
- 5.0 Philosophy and Approach
- 6.0 Conclusion

1.0 INTRODUCTION

This design and Access Statement has been prepared to accompany an application for an extension at Elton Fold Working Mens Club, Bury.

Incorporated into this document is explanatory text and imagery of the site and the surrounding area, urban design objectives and principles as well as design development and Design solutions, all in accordance with CABE guidance for Design Statements and the Department for communities and Local Government Circular. This Design statement should be read in conjunction with the application drawings:

ZT23-196-00 Block Plan
ZT23-196-01 Existing Site Plan
ZT23-196-02 Existing Plans
ZT23-196-03 Existing Elevations
ZT23-196-04 Proposed Site Plan
ZT23-196-05 Proposed Plans
ZT23-196-06 Proposed Elevations

2.0 SITE AND SURROUNDINGS

The property is located in Bury approx. 1 mile from the town Centre.

Much of the surrounding area to the site is made up of suburban commuter developments, a local school and light industrial units. In recent years the area has seen construction work on new sites for more affordable housing.



A view looking North West on Leigh Lane



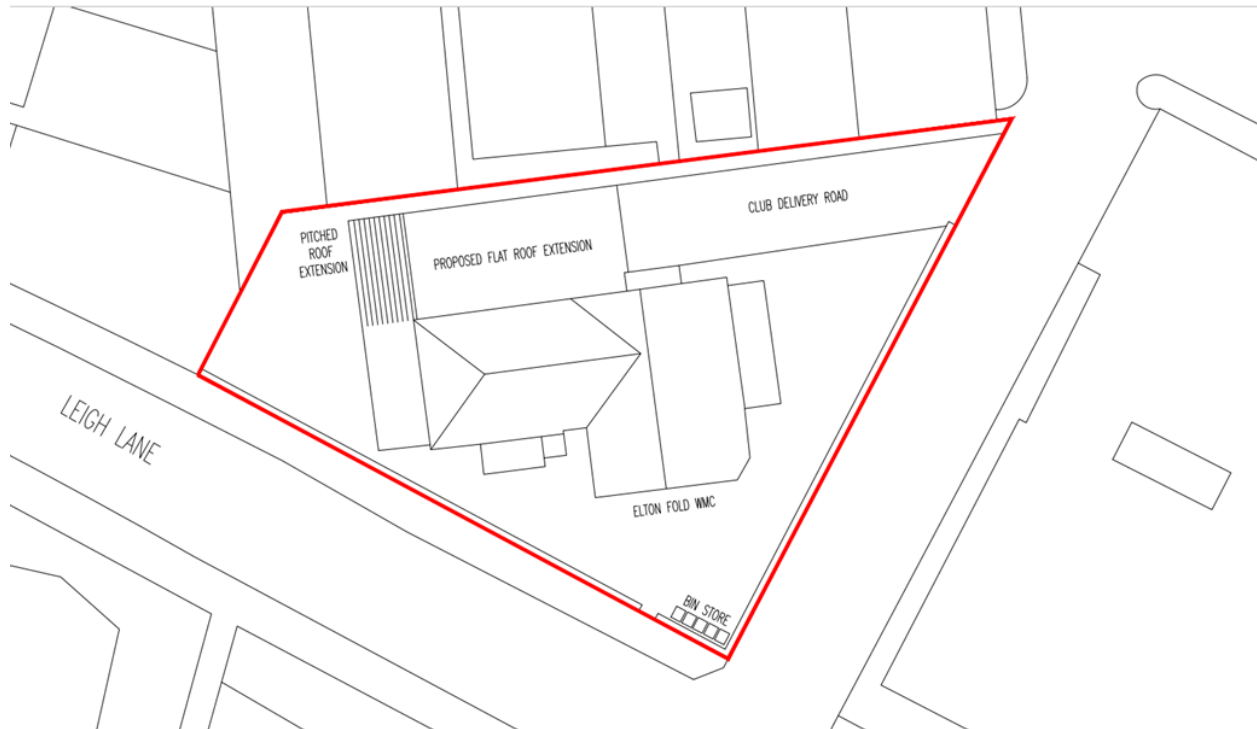
A view looking South East on Leigh Lane



3.0 PREMISES USE / PROPOSED WORKS

The premises is currently a licensed working mens club.

The proposed work is to extend on to the side of the building into the side storage area to create a separate snooker and darts area for the members.



Planning Policies:

Sustainable Development Proposals for the new development, redevelopment and change of use should:

- Refurbish and reuse existing premises rather than redevelopment.
- Design and refurbish buildings so that they use energy more efficiently.

The current intention is to produce the following DPDs which will come together to form a new Local Plan:

- Core strategy
- Site allocations
- Site allocations for gipsies, travellers and travelling show people
- Adopted policies map

At present this is on course to be adopted in April 2014. Meanwhile the UDP and associated Supplementary Planning Documents (SPDs) are the policies that will be used to determine the planning application against.

4.0 ACCESS

There is a provision for parking within the site for both properties.

Vehicular and Transport Links:

- Road Network

The main vehicular access to the site is from the road network.

- Bus Network

There are bus stops along the road – the local bus network provides frequent services to the surrounding areas. The nearest bus stop is 1-minute walk away.

- Railway network (Metrolink) The nearest station is 1 mile away (Bury Metrolink)



5.0 PHILOSOPHY AND APPROACH

Elton Fold working mens club are committed to a policy of equality, inclusion and accessibility in the delivery of services to the employment opportunities afforded to existing and future employees (builders). With this proposal They fully recognises the diversity of cultural, religious and individual abilities of staff, and is active in ensuring that any potential sources of discrimination are addressed in both the physical attributes of the buildings its uses and in the management practices and procedures it adopts.

Where needed the property owners acknowledges that the proposed development, presents issues relating to accessibility and inclusion which will need to be addressed if the obligations imposed on them by the Disability Discrimination Act 1995 (DDA) as employers (Part II), and service providers (Part III)

The designers of the development have been encouraged to work to the latest legislation and good practice guidance on accessibility available at the design and construction stages. These include, for example, BS 8300:2001 (Design of buildings and their approaches to meet the needs of disabled people), The Building Regulations Part B (Fire Safety), Part M (Access to and use of buildings) and Part K (Protection from falling, collision and impact), and BS 5588 - part 8 (Fire precautions in the design, construction and use of buildings).

6.0 CONCLUSION

In conclusion, the extension to the side of the dwelling will in the opinion of the author will be a positive contribution to both the club and the surrounding area. It will give the club extra valuable space to allow for extra memberships from the newly built housing estate surrounding the club.

The design and size of the extension is in proportion to the existing building and the materials to be used in the development will be to match the existing property.

The building will not have any side facing windows to stop any potential overlooking into the neighbours gardens. The extension will be set back from the boundary 1m to help with the scale and mass from the neighbouring properties.