

DESIGN JUSTIFICATION

174-176 Bury new road , Whitefield, M45 6QF

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1. INTRODUCTION

This Design & Justification Statement has been prepared by Studio Tashkeel Architecture Ltd on behalf of Mr Avni Brucaj in support of a full planning application for a new two-storey building comprising a ground floor retail unit and a first floor self-contained residential flat at 174-176 Bury New Road, Whitefield, Bury. The site forms an infill plot between No. 178 and Nos. 174-176 Bury New Road, bringing vacant land into productive use within this mixed commercial and residential area.

While a previous full planning application was approved for the site under reference 2877_WHI_02_Planning Rev E, site constraints required the rear wall to be set back by **1361 mm** from the adjoining neighbour to avoid building over the existing drainage pipe. This reduction in building mass creates a smaller footprint with less impact on the neighbouring property and rear area, allowing the first floor to accommodate a **50 sqm** flat that fully complies with Nationally Described Space Standards, while the external materials and main front elevation remain unchanged.

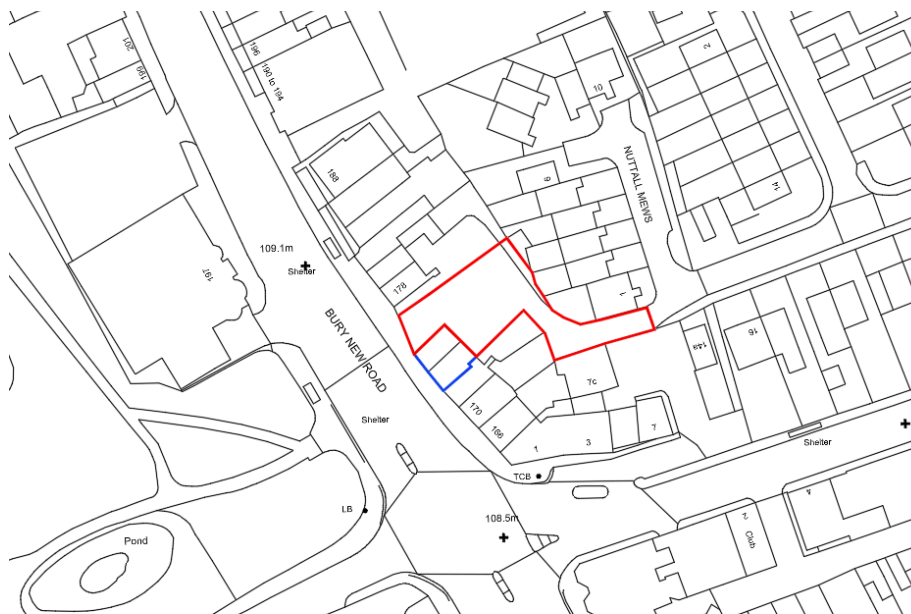


Fig : 01 Location Plan

2. SITE AND SURROUNDING CONTEXT

Bury New Road at this location is characterised by a continuous run of two-storey properties combining ground floor commercial units with residential accommodation above – a typical local parade form. The application site sits within this frontage, flanked by existing two-storey buildings to both the north and south, with residential streets (including Nuttall Avenue) running to the rear.



Fig : 02 174 Bury New Rd

3. DRAINAGE LAYOUT

A primary driver for the current revised submission relates to below-ground infrastructure and site engineering requirements. In the previously approved scheme, the proposed rear extension extended directly over the existing drainage pipe network. Constructing over or immediately adjacent to vital drainage runs presents significant long-term maintenance risks and technical compliance challenges under local water authority guidelines.

To successfully resolve this critical drainage issue and ensure unhindered utility access, the scheme has been thoroughly revised. Specifically, the rear extension has been set back from the adjoining neighbour by 1361 mm. This deliberate adjustment completely clears the existing drainage pipe route, eliminating potential utility conflicts and simplifying future maintenance access.

Furthermore, this structural adjustment achieves a notable reduction in overall building mass. By scaling back the footprint, the revised proposal creates significantly less visual, spatial, and physical impact on the neighboring properties and the rear external areas.

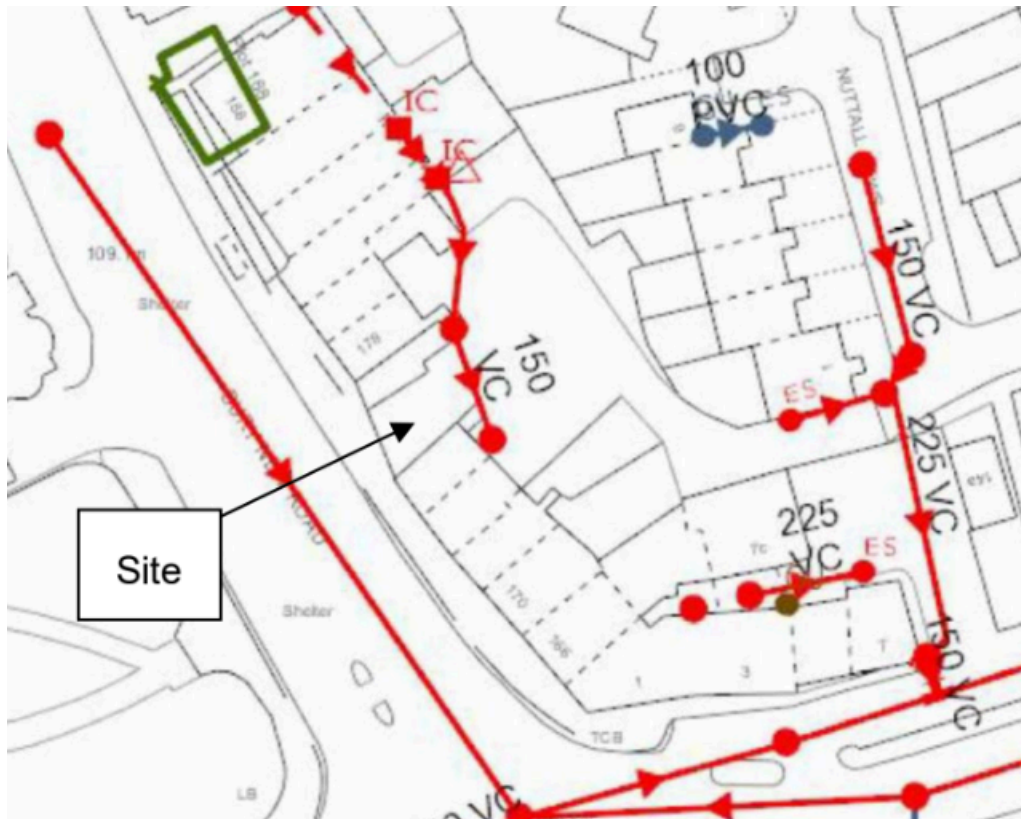
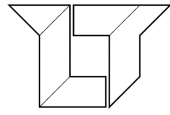


Fig : 03 United Utility Waste Water Asset Plans



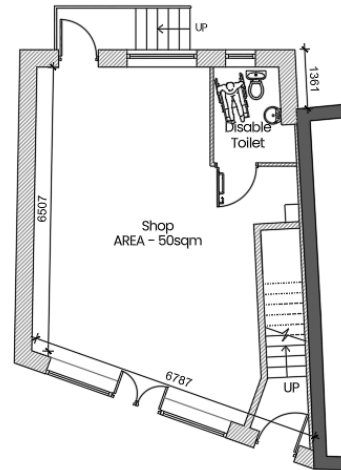
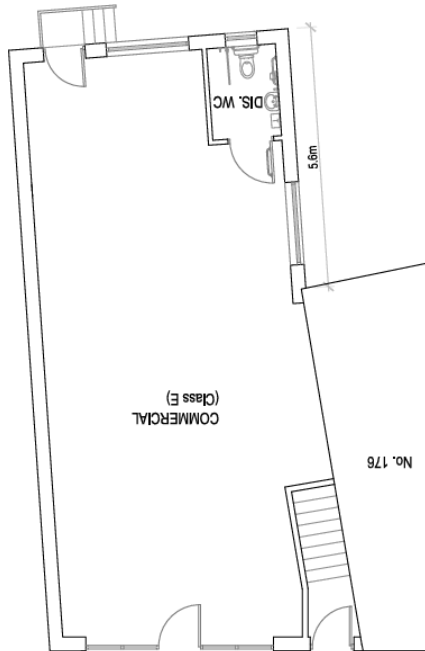
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GA Proposed Ground Floor Plan
Scale 1:100 @ A3

Fig : 04 Approved & Proposed Ground floor plans

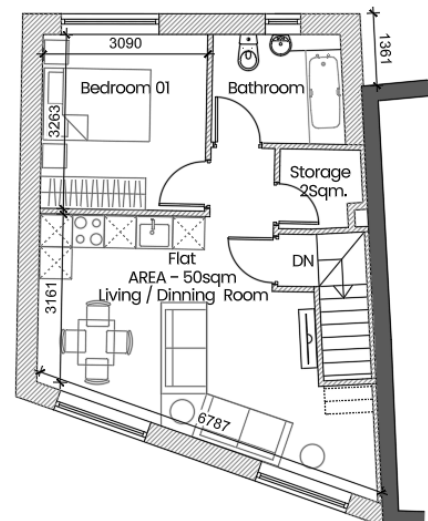
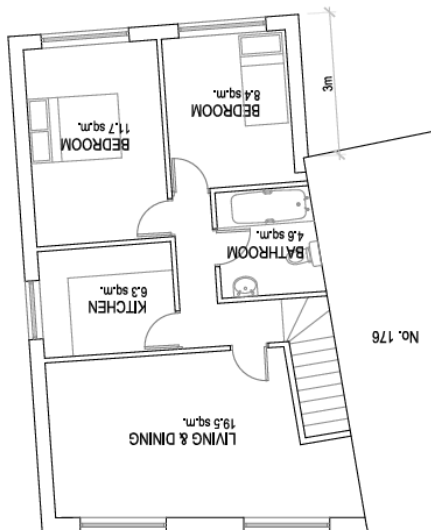


Fig : 05 Approved & Proposed First floor plans

4. INTERNAL ACCOMMODATION AND STANDARDS

As a direct result of these site constraints due to drainage pipe, the optimized first-floor area accommodates a self-contained **50 sqm** residential flat. Meticulously planned to maximize spatial efficiency, the apartment features an open-plan living, dining, and kitchen space, a well-proportioned double bedroom **11.5 Sqm** a bathroom, and dedicated internal storage (**2 sqm**). Crucially, this layout has been designed to meet requirements of the Nationally Described Space Standards (NDSS), ensuring high-quality, sustainable living conditions for future residents.

5. APPEARANCE, MATERIALS, AND STREET SCENE INTEGRATION

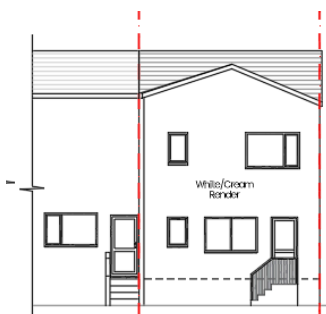
Importantly, the external finishes, material palette, and the front/main elevation remain entirely unchanged from the previously approved planning application. By preserving the established architectural treatment along the main thoroughfare.



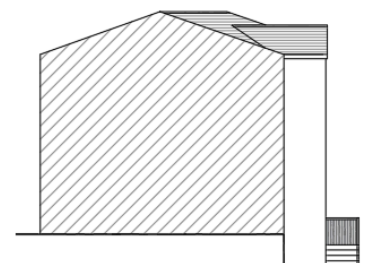
GA Proposed Front Elevation - Street Scene
Scale 1:100 @ A3



GA Proposed Side Elevation
Scale 1:100 @ A3



GA Proposed Rear Elevation
Scale 1:100 @ A3



GA Proposed Adjoining Elevation
Scale 1:100 @ A3

Fig : 07 Proposed Elevations

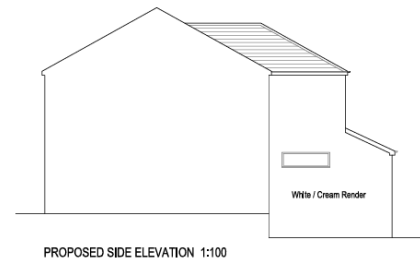
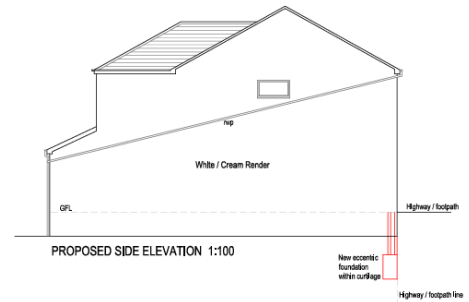
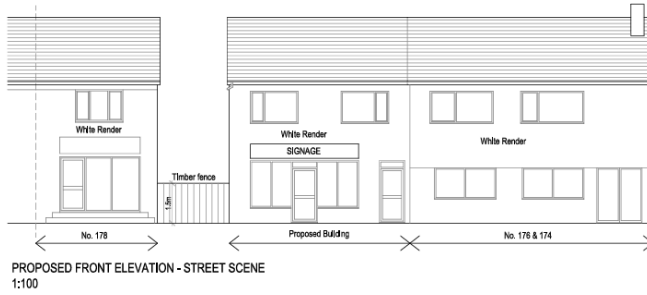


Fig : 08 Approved Elevations