



PROPOSED DEVELOPMENT AT 121 – 131 BELL LANE, BURY

DESIGN AND ACCESS STATEMENT

JULY 2023

CONTENTS

1. Introduction
2. Design Principles
3. Accessibility
4. Sustainability
5. Conclusion

1. INTRODUCTION

This document has been prepared by Neil Pike Architects in support of the proposed re-development at 121-131 Bell Lane, Bury, which proposed the demolition of the existing building and the construction of 24 apartments, 1 retail unit, 23 associated car parking spaces, and 7 cycle spaces. The proposed development aims to provide high-quality residential accommodation while adhering to the local planning policies and contributing positively to the surrounding environment.

The purpose of this statement is to outline the design rationale, context, and accessibility aspects of the proposed development to enable the creation of a sustainable and desirable mixed-use scheme providing housing numbers to the borough and street frontage retail space. The site benefits from good transport links, proximity to local amenities, and is well-connected to public transportation networks.

2. DESIGN PRINCIPLES

The design concept is to create a contemporary and visually appealing apartment complex that complements the existing urban fabric. The architecture will utilize modern materials and sustainable construction methods to reduce environmental impact. Natural facing brick, to match the character of the neighbouring properties and a K-rend finish, both to be agreed with the Local Authority, will make up the external facades of the building.

The development will consist of a single building, occupying the footprint of the original building, to the front of the site. The rear of the site will be used for car parking, along with the extent of land to the side, enabling access, refuse collection and additional parking provision. The proposed building comprises of five floors, carefully designed to respect the scale and character of the neighbouring properties.

The ground floor will be occupied primarily by the retail unit along with refuse storage and access to the apartments across the upper floors. The building's massing will be attenuated by the setback of the upper floor level (consisting of 3 apartments), allowing a parapet wall construction to the 4th floor. Subsequently this enables large amenity space to these apartments in the form of terraces, including a communal terrace for the apartments below. Furthermore, the apartments on the 1st, 2nd and 3rd floor will each have their own balcony, situated within the footprint of the floor area.

Given the close proximity to the town centre and immediate access to public transport, the car parking and cycling standards are considered acceptable. The location and proposed will ensure the delivery of a sustainable and pleasant environment for future residents and business owner.

3. ACCESSIBILITY

The development will be accessed via an existing single access point off Bell Lane, with the required improvements made to conform to current standards for a development of this nature. The access and layout will allow smooth circulation within the site and sufficient space for turning movements and parking.

There will be 23 designated car parking spaces in total, fully compliant with the relevant local standards for dimensions and accessibility. 20 of these spaces will serve the apartments and 3 will serve the retail unit, conveniently located adjacent to the unit entrance. There is also a provision of 7 cycle spaces (5 serving the apartments and 2 for the retail unit).

These spaces will be conveniently located near the main entrance to promote cycling amongst residents. These are located in secure locations enabling safe access to and from the building.

4. SUSTAINABILITY

The apartments will be designed to meet or exceed the current energy efficiency standards and energy-efficient lighting and appliances will be installed to reduce energy consumption.

The development will contribute to increasing the supply of high-quality housing within the area, addressing the local housing demand.

The demolition of the existing building and redevelopment the site will enhance the visual appeal of the neighbourhood and create a pleasant living environment for future residents. The regeneration of this site will hopefully contribute to further redevelopment work in the vicinity, creating valuable advantages both socially and economically.

The provision of cycle spaces encourages sustainable transportation and promotes a healthier lifestyle generally. Given the site's close proximity to Bury town centre, the development will encourage residents to walk or cycle to local shopping and leisure amenities.

5. CONCLUSION

In conclusion, it is considered that the proposed development aligns with the local planning policies and will be a valuable addition to the community. We are committed to engaging with the local authorities, to facilitate the delivery of an attractive and sustainable development that benefits all parties involved.