



Tang & Associates Ltd

Design and Access

Produced in support of a development at

5-9 The Rock
Bury
BL9 0YB

July 2021

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1.0 Introduction

This Design and Access has been prepared by Tang & Associates Ltd on behalf of our client in support of Planning Application for the conversion of the existing offices (Class E(c)(i)) on 1/F-4/F to 12no.s of 1-bedroom apartments (Class C3), whilst retaining the existing use on G/F, at 5-9 The Rock, Bury, BL9 0YB, hereafter referred to as “the site”.

1.1 Purpose of the Report

The purpose of this document is to set out the design principles, concepts, and strategies behind the proposal. The document should be read in conjunction with all other drawings and information submitted by Tang & Associates Ltd as part of the Planning Application.

2.0 Context

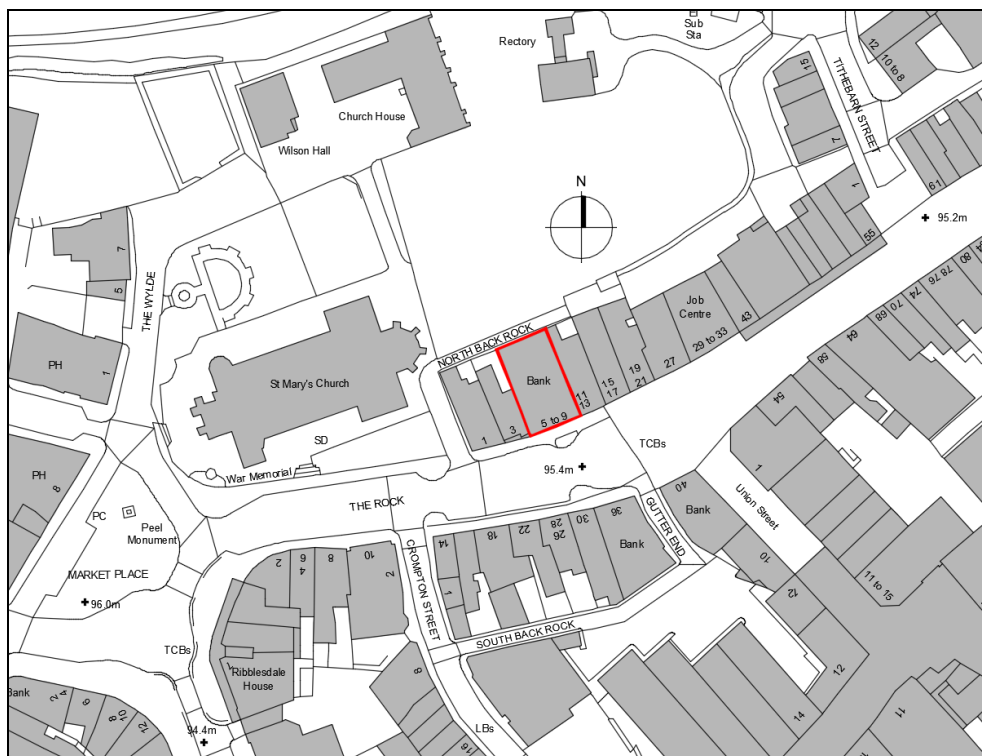


Figure 1. 9694/001a - The Site Location

2.1 Site Context

The site lies within the Local Planning Authorities of Bury Council and located in an area predominantly comprising of retail, hospitality, community buildings and residential dwellings. The site is well connected with bus stops within a short walking distance of the site.

3.0 The Proposal

The proposal is for the conversion of the existing offices on 1/F-4/F to 12no.s 1-bedroom apartments, whilst retaining the existing use on G/F.

3.1 Design Strategy

The following is a list of design strategies that were used in the design of the proposal submitted for the planning application:

- Easy access to refuse and bicycle store for residents and refuse collection services
- Access to natural light from all apartments
- Maximise the amount of usable space for the residents

3.2 Access

There is a secure access point to the apartments which is located on North Back Rock. An additional emergency exit leading from the staircase at the rear of the building.

Bin storage access is located at the rear of the building and can be accessed internally by the residents of the apartment block securely.

3.3 Security

The primary entrances into and out of the building will be controlled via a key card system, or similar, to ensure that only residents can access the apartment block. In addition, the apartments openable windows are located behind perforated brick walls to provide security while allowing passive ventilation when opened.

The bicycle storage is secure with one internal access from the ground floor corridor. The refuse store will have a secure entrance where only the council/private waste collection services can access. For residents, the refuse store will be accessed internally with a secure key card or similar.

3.4 Materials

The external appearance of the proposal will remain the same with minimal alternations as needed. The proposed windows will match the existing window

appearance and colour. Additionally, where new bricks are required, they will also match the existing.

3.5 Waste Management

The proposed refuse residential store is accessed externally by the council/private waste collection service via a secure entrance on North Back Rock. The residential refuse store can also be access internally for the convenience of the future residents.

The proposal will consist of 12 no.s 1-bedroom apartments. The calculation for the residential waste accounts for 1-bedroom apartments.

In total the waste storage required per week is approximately 1,200 Litres, the proposed waste storage does provide extra waste capacity. The proposed waste storage capacity is as follows:

- 1 x 660L bins (General waste)
- 1 x 660L bins (Mixed Recycling)
- 1 x 660L bins (Paper/Card Recycling)
- 1 x 660L bins (Food Waste Recycling)

4.0 The Case for Development

4.1 Sustainable Location

Due to the proposal being within a town centre location, proposing car parking for the development is redundant. Bus stops are within a short walking distance of the site.

In addition, our proposal includes designated bicycle stores with enough capacity for all apartments. This enforces the agenda for sustainable transport within the Bury town centre.

4.2 Public Benefit

The proposal is believed to bring a lot of public benefit and provide a positive contribution to Bury Town Centre.

- Increasing foot fall within the town centre and nearby retail shops
- Contribute positively to the local economy and retail
- Attract development and refurbishments in the surrounding area

5.0 Conclusion

The design team have carefully prepared the Planning Application and designed a scheme which is sensitive to the character of the immediate context and the wider

area. We feel that the proposal would be a valuable addition to the Bury Town Centre.