

Design & Access Statement Rev B

to accompany the application for

Replacement glazing and elevation rebuilding

at

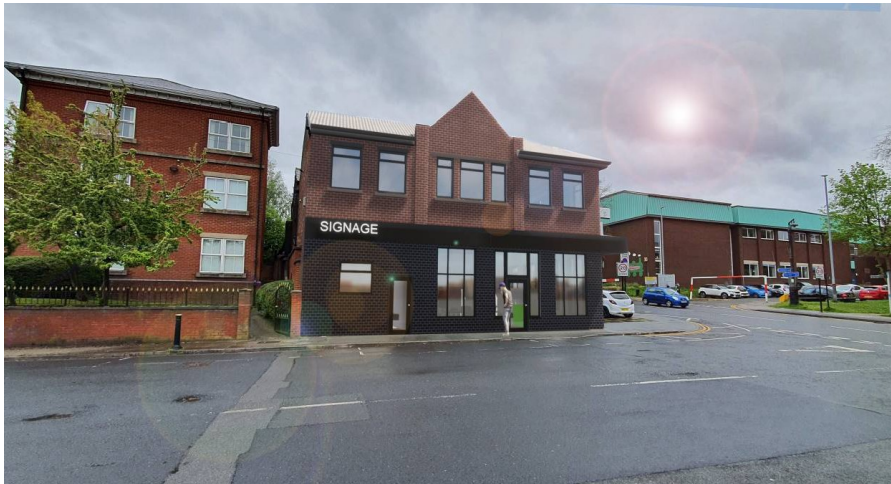
82 - 84 Bolton Street Bury

On Behalf of

Mr. Steve Philips

Thursday, 23 September 2021

Prepared by



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Section 1 Design

Design

Design Process

Assessment

Bury	
	
Bury Town Hall	
	
Location within Greater Manchester	
Area	11.61 sq mi (30.1 km ²)
Population	78,723 (2011 Census)
• Density	6,781/sq mi (2,618/km ²)
OS grid reference	SD805105
• London	169 mi (272 km)
Metropolitan borough	Bury
Metropolitan county	Greater Manchester
Region	North West
Country	England
Sovereign state	United Kingdom
Post town	BURY
Postcode district	BL0, BL8, BL9
Dialling code	0161
Police	Greater Manchester
Fire	Greater Manchester
Ambulance	North West
UK Parliament	Bury North
Website	http://www.bury.gov.uk

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Involvement / History

None

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Evaluation

The site is on a busy urban street corner in metropolitan Bury. The existing building is principally being retained and this application only relates to elevational changes. the building dates to approximately 1910. it is of two storeys, the ground floor having a more shop public interface feel and the first floor purely given over to office functions.

Design

The design is a direct Response to the client brief to provide a sympathetic but modernised professional elevation to his office building.

to the ground floor the existing aluminium patent frame glazing has been found to perform poorly under wind loads and thermally. it also looks very dated and does not complement the Victorian architecture of the building.

we propose to replace this patent glazing system with new blue brickwork similar to that found on the Rock shopping centre and balance this elevational treatment with Anthracite aluminium frame glazing. the module or tempo of the ground floor elevation appearance is principally determined by the existing engineering which removed the ground floor construction previously.

To separate this new elevational treatment from the first floor a sweep of black plastic soffits to hold new illuminated signage to be agreed is proposed. the first floor will benefit from new window frames in a dark colour to complement the lower floor the red brick appearance will be retained at first floor.

A new access door to the front elevation will be utilised at ambulant disabled width with full level access being achieved Through the side door on Bolton Street. All new windows shall also be fitted with appropriate roller shutters for security.

Use

(c)(ii) Professional services (other than health or medical services)

Amount

This application purely relates to the replacement of the existing elevation fenestration

Layout

See attached drawings

Scale and impact

Landscaping

None proposed

Appearance

See design section

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Section 2 Access

Access

Vehicular and transport links

BUS: less than 50m

TRAIN: 0.5 mile (Bury)

MOTORWAY: 2 miles

Inclusive access

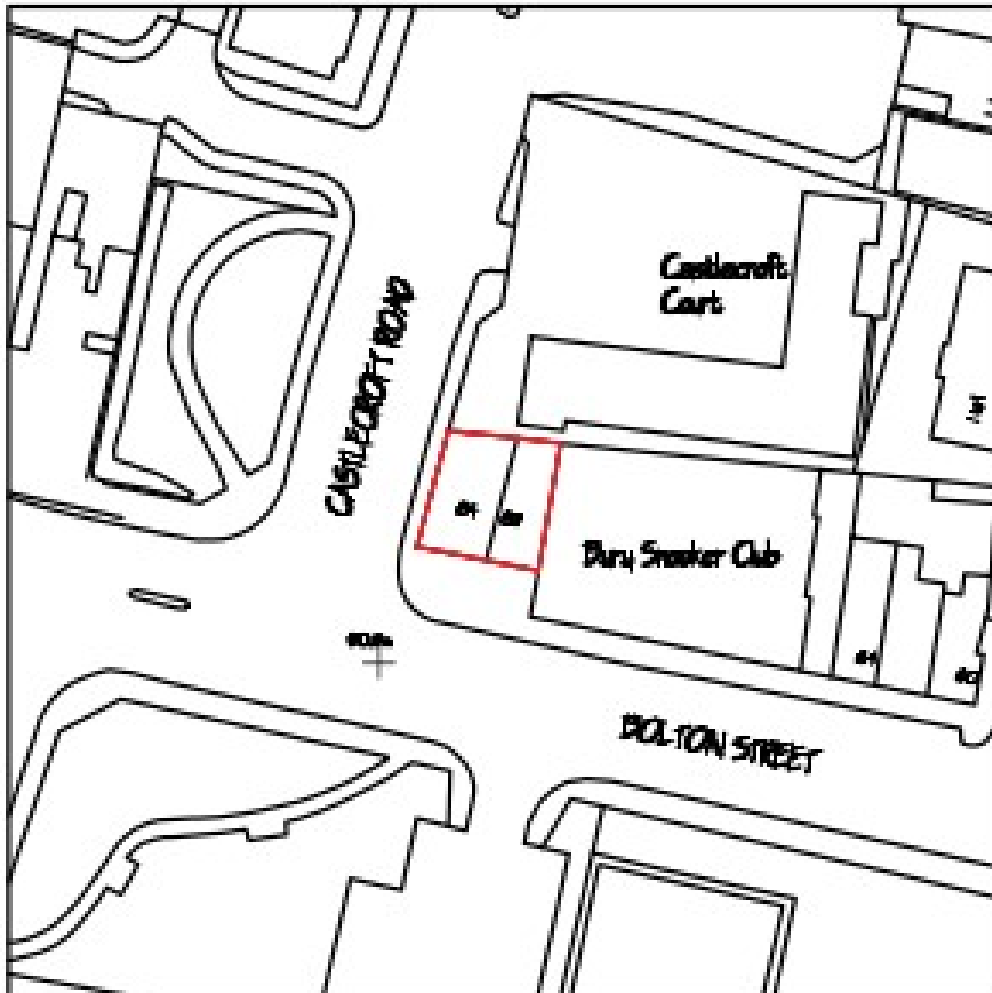
Ramped access with a Doc M compliant side door is currently proposed.

Parking

None

Section 4 Appendix

Location Plan NTS



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o Site Photographs



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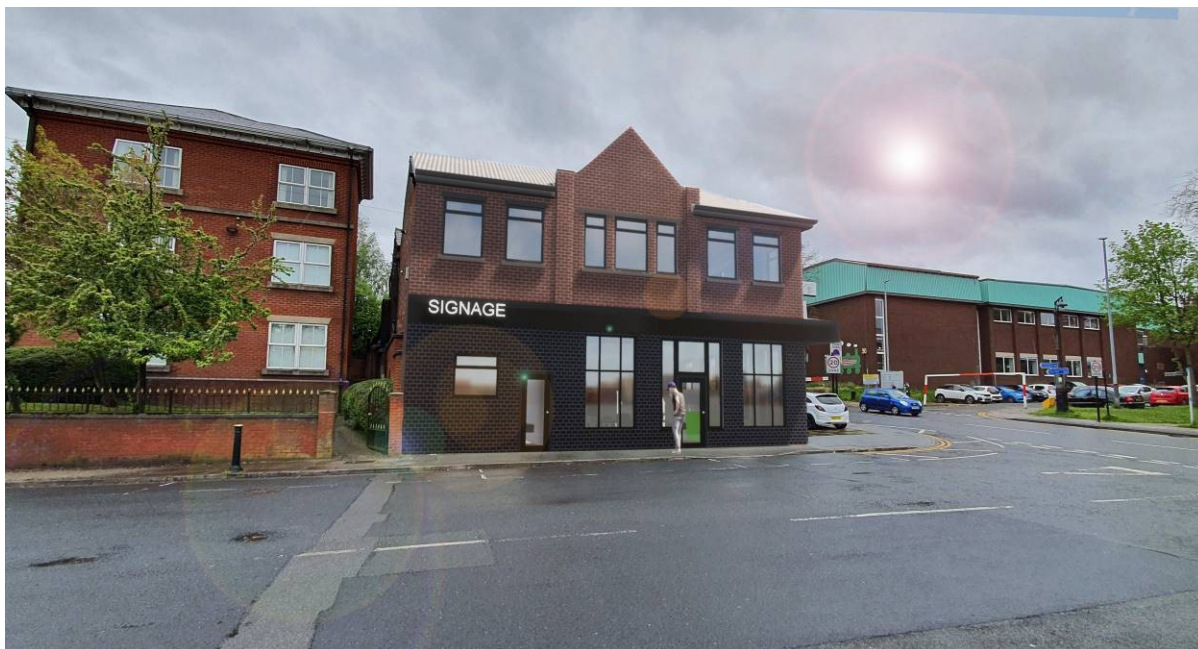
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