

Design and Access Statement

Prepared in support of a planning application for the conversion of and extensions to The Smithy and No.s 12 -14 Paradise Street into residential units and the refurbishment of No.10 Paradise Street.



General view north of Paradise Street



Introduction:

This statement has been prepared in support of our application for the conversion of and extensions to The Smithy and 12 - 14 Paradise Street and the refurbishment and extensions to 10 Paradise Street, Ramsbottom.

Historically 10-14 Paradise Street have been residential terrace properties with The Smithy being primarily commercial. However, over a period of time, 12 & 14 Paradise Street have been converted into commercial use and have, in recent years, accommodated a commercial car repair workshop. The first floors of No.s 10-14 Paradise Street have retained their residential use.

Paradise Street is a quiet, cobbled street within the Ramsbottom Conservation Area, surrounded by a mixture of residential properties and small business premises.

Situated in the centre of an historic town, there is a mixture of types of residential properties in the immediate area. The majority are, as this site, largely terrace type housing but the area also includes new building houses, with both a Chapel conversion and some purpose-built flats.

There are also local business in the immediate area of Paradise Street, ranging from Building Contractors and Joinery workshops to restaurants and cafes.

The Smithy and 10-14 Paradise Street, have been 'knocked-through' and until recently were occupied by just one resident, who operated his car mechanics business from the ground floors.

View of The Smithy & 10 – 14 Paradise Street.



The properties have been left without any substantial maintenance over a number of years and are in a largely dilapidated state. In October 2012 we received consent through an emergency demolition order, ref: DS/21/0055 , to remove the ad-hoc extensions and boundary walls to the rear of the properties.

There are some further minor structural issues which require remedial work, as well as improvements to the general fabric of the structure.

A separate Heritage Statement has been prepared in support of the application which further explains the history of the street.

Use:

It is proposed that the existing properties, No.s 10, 12 and 14 Paradise Street, are to be refurbished and extended to provide three 3-bedroom homes. The Smithy is to be partially converted, refurbished and extended to provide a ground floor 1-bedroom apartment with a further duplex apartment created to the first and attic floors.

It is suggested that the development would benefit the immediate area, providing generous high-quality homes for a range of people including first time buyers, or “starter homes” in a highly sustainable location with strong connections to the local community.

Currently there is no refuse bin storage provision for any of the existing properties. The proposal will incorporate an off-road bin store, providing space for 3no. X 1100 lt bins to serve all five properties. This arrangement was agreed with Bury MBC Waste Management during a previous application.

Amount of Development:

The scheme proposes alterations and extensions to return the premises into a residential use. These properties have been converted at ground floor level into a commercial use leaving effectively a single property to the first floor. These proposals will create an additional four residential properties.

Four of the properties will benefit from individual outdoor amenity space at ground floor level to the rear. As such, the proposal falls within previously recommended housing densities and is commensurate with the surrounding housing developments.

Currently the properties are two storeys in height and benefit from substantial floor to ceiling height, in the region of 3.0m. We are proposing to take advantage of the heights to create an additional attic floor.

It is also proposed to add a small ground floor extension to the rear of each of the properties, to take advantage of the newly found external space to the rear. This will allow four of the properties their own 'sun space' and help create a bright living/dining room.

The Forge, a duplex apartment, doesn't benefit from external amenity space but is centrally located within walking distance of amenity areas such as Nuttall Park. In addition, the unit has a large open plan living area with a substantial master suite and a separate home working office.

Scale of development:

The row of terrace buildings forming the street are staggered in height and elevation due to the sloping topography of Ramsbottom and of Paradise Street itself. The adjoining premises, No.8 Paradise Street is a full storey higher than 10-12 Paradise Street.

Although we intend to raise the eaves height to Paradise Street and to the rear of the houses, the current massing will be retained, as demonstrated on the accompanying street scene and will be in keeping with the general scale of buildings to Paradise Street.

The proposals are largely a refurbishment and reinstatement of the site historic use and as such the scale of the proposal itself is 'in keeping'.

Landscaping:

The properties front elevation sit to the back of footpath to Paradise Street. As such there is no opportunity to incorporate landscaping to the front of the properties.

With the removal of the various structures to the rear there is an opportunity to create areas of soft-landscaping for general domestic planting to the rear. The external ground floor amenity space will provide ample opportunity for residents to create their own green space.

Access:

Situated just off Bolton Street/Ramsbottom Lane, Paradise Street has a strong residential character and is in a highly desirable location. The development is close to a number of 'green' spaces and excellent provision of local shops, cafes, pubs and several supermarkets. The area has a variety of schools within walking distance for children of all ages.

The development is also within walking distance of Ramsbottom Swimming Pool and Gym, which also provides a children's playground and open park area, among many other amenities typical of a town centre location.

In addition, the immediate area is well served by public transport with bus routes locally and to central Manchester.

The site is situated in a 'high access area' and the combined car parking requirements for the existing premises require a maximum total of 7no. car parking spaces. This has been calculated as follows:

- B2 General Industry use has a floor area of 220m². At a maximum of 1no. space per 60m² a total of 4no. spaces are required.
- 1 no. 3 Bedroom house requires a maximum of 2no. spaces.

Providing a total of 6no. existing spaces.

The proposed use is as follows:

- The Smithy: 1 Bedroom 1no. space
- The Forge: 2 Bedrooms 1.5no. spaces
- Nos 10-14: 3 Bedrooms 6no. Spaces

This provides a maximum requirement for an additional 2.5no. spaces.

There is reasonable on-street parking to Paradise Street which continues onto Factory Street and is augmented with a number of public car parking areas in close proximity and the town centre location as noted above.

The development has also included provision for accessibility throughout with ambulant disabled staircases, 1100mm wide corridors, W.C. provision and the general scale of the rooms will allow wheelchair turning.

Appearance/Context

Paradise Street is a typical example of early Victorian terraces in the region. Constructed in coursed mill-stone grit with faced stone jambs, heads and cills. The rear elevation is built in a mixture of lower quality stone and facing brickwork.

We believe No.14 and The Smithy were altered historically to provide the large-scale openings to accommodate their use as workshops.

The proposal seeks to refurbish the structures whilst retaining the semi-industrial character; for example we are proposing to retain the large openings formed to create vehicular access. The external walls to these areas will be finished in timber cladding to replicate the original doors.

Overall the intention being to enhance the appeal of Paradise Street, from a largely industrial feel to a more contemporary, residential look.

Western Elevation (Paradise Street)

We intend to preserve, clean and repair the existing stone work to the front elevation.

The outline of the existing large openings will be infilled but with timber cladding to replicate the existing appearance as closely as possible. The proposal also seeks to replicate the appearance of existing timber sliding doors and running gear for the proposed bin store gate.

All of the existing window openings will be retained with no additional opening being formed. It is intended to replace the existing timber frame single-glazed sash windows with a more modern and thermally efficient alternative, whilst retaining the current fenestration.

It is intended to raise the front eaves line in stone to accommodate the additional attic accommodation. The step in the elevation between No.10 & 12 and No.14 will be retained and the increase in height, of approximately 0.6m, will be finished with the existing stone gutter.

Additional refurbishment works will improve the building's existing fabric, for example, the replacement of the badly corroded steel lintel running along the front elevation of the property.



View of eastern elevation from the only public accessible view point

Eastern Elevation (Rear)

The enabling works have commenced with the demolition of a number of haphazard lean-to structures to the rear of the property. This has significantly enhanced the general aspect from the east of the site as can be seen from the images below.

The rear elevation is constructed in random stone work which is in a poor condition with No.14 being faced in brickwork. It is proposed to finish the whole elevation with an 'off-white' thru-coloured render, incorporating thermal insulation, to give a more consistent and modern look to the properties. The proposed ground floor extensions will also be rendered to match.

As per the front elevation, we intend to maintain a majority of existing window, widen some to include simple Juliet balconies, whilst incorporating some additional openings. The existing timber frames will be replaced with low-maintenance powder coated aluminium frames.

Attic Conversion

We are proposing to renew the existing roof structure to enable the attic accommodation. As noted above, the design includes a marginal increase of the eaves to both the front and rear elevations. Both roof finishes will incorporate conservation type rooflights.



View of rear elevation prior to demolition works.

Conclusion:

Paradise Street is a quiet and largely overlooked back-street in Ramsbottom. It is need of investment to enhance what is potentially a very attractive area. Our clients are seeking to provide this investment to redevelop and introduce much needed contemporary housing in a highly sustainable and desirable location.

These proposals seek to retain the semi-industrial aesthetic whilst introducing a contemporary style, adding to the texture of the street scene in a sympathetic manner. The proposed dwellings are generous in their proportion providing much need accommodation to the town centre.

Overall these proposals will provide a significant capital investment and boost to both Paradise Street and Ramsbottom as a whole.