

Potential Rear Extension to Existing Dwelling

At 129 Croft Lane, Bury

On Behalf of Mr & Mrs Odudu

Design & Access Statement

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	Revision Number: 0		
	Initial Issue		
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Position:	Director		
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Notes:			

1.0 INTRODUCTION

- 1.1 The property was originally known as the 'Roach Bank Inn' which was a public house that ceased trading in 2013 (pictured adjacent in 1979).
- 1.2 The property is located on Croft Lane in the Pilsworth district of Bury and comprises a large two storey building with single storey elements to the side & rear.
- 1.3 It is understood that the ground floor level was previously used as the public house along with the single storey toilets which adjoin the main volume.
- 1.4 It is understood that the first floor level was previously used as residential accommodation ancillary to the public house.
- 1.5 Planning application reference: 58418 sought to change the use of the existing pub with ancillary residential accommodation to a Plaster Training Centre and Associated Showroom at ground floor level with a separate dwelling at ground / first floor. This application was approved (with conditions) in 2015 and subsequently implemented.
- 1.6 The Plaster Training Centre & Associated Showroom was a very specific use based on the aspirations of the property owner at that time. Our client (the applicant) is not connected to the Plaster Training Centre and would like to change the use of the building so that it can be used as one, residential dwelling with no commercial uses.
- 1.7 Our client (the applicant) would also like to make some alterations to the existing building to facilitate the residential use such as the creation of a new entrance sequence with a gated entrance, the addition of a glazed entrance lobby and alterations to openings / fenestration.
- 1.8 The client would also like to 'de-clutter' the elevations by removing some of the single storey elements in order to create a cleaner, more modern aesthetic to define the residential use as the building moves into the next chapter of its life.



2.0 Existing Condition



2.1

View From Croft Lane, Facing South East)

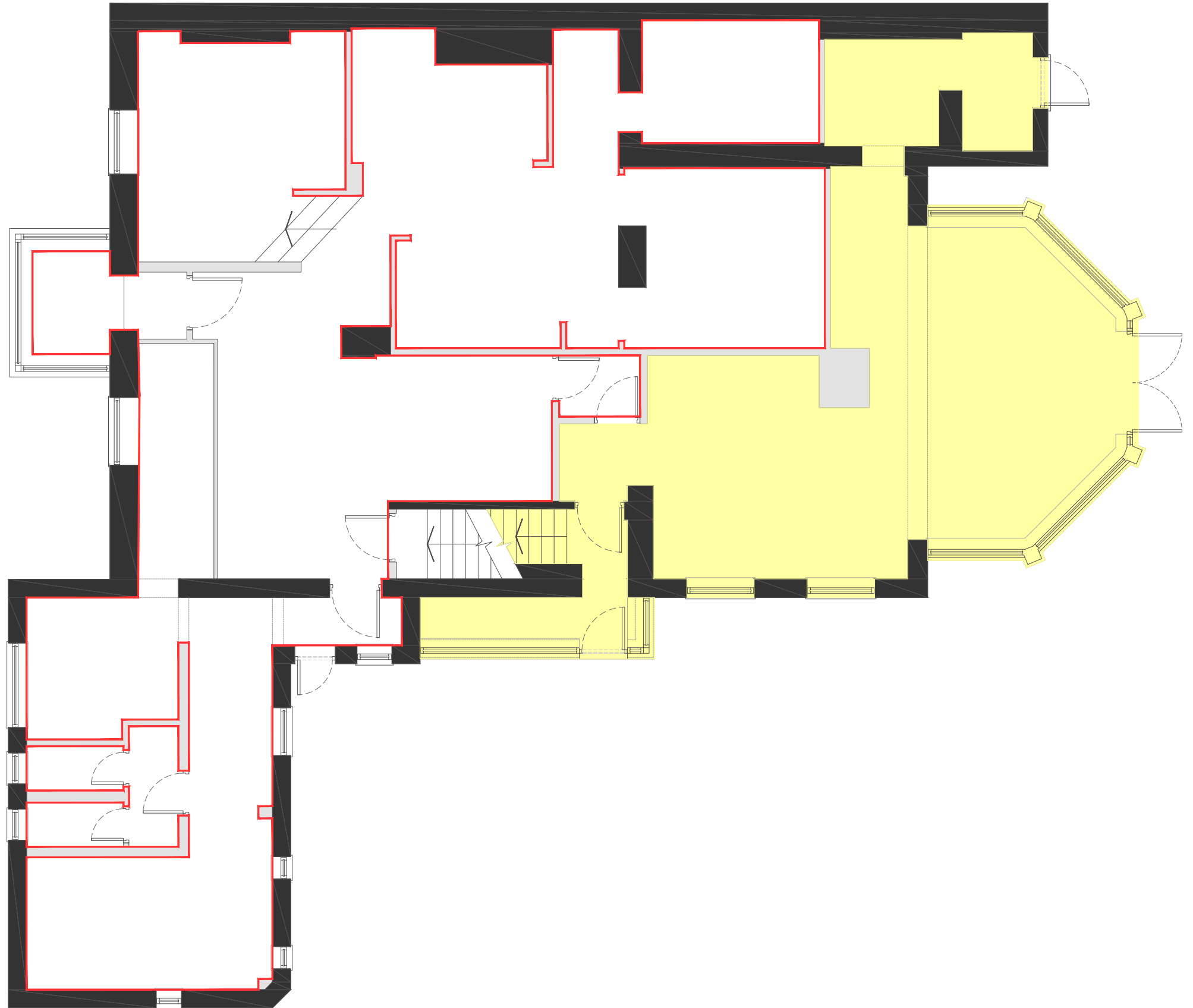


2.2

View of Driveway (Side Elevation, Facing North East)

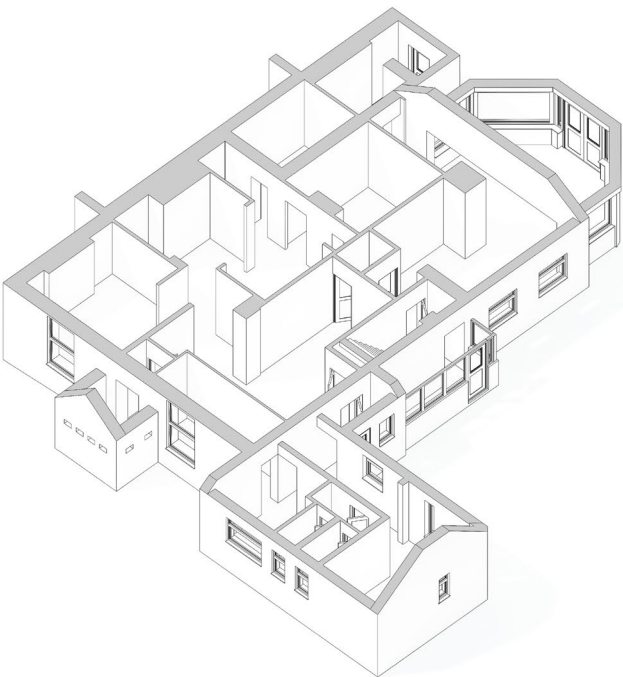
3.0 Planning History

- 3.1 Planning application reference: 58418 sought to change the use of the existing pub with ancillary residential accommodation to a Plaster Training Centre and Associated Showroom at ground floor level with a separate dwelling at ground / first floor. This application was approved (with conditions) in 2015 and subsequently implemented.
- 3.2 The Plaster Training Centre & Associated Showroom was a very specific use based on the aspirations of the property owner at that time. Our client (the applicant) is not connected to the Plaster Training Centre and would like to change the use of the building so that it can be used as one, residential dwelling with no commercial uses.
- 3.3 The diagram opposite identifies the area of the existing Plaster Training Centre & Associated Showroom (approx. 125 sq.m) which the applicant would like to become a residential use in line with the rest of the building (ground floor level residential use highlighted in yellow, approx 61 sq.m).

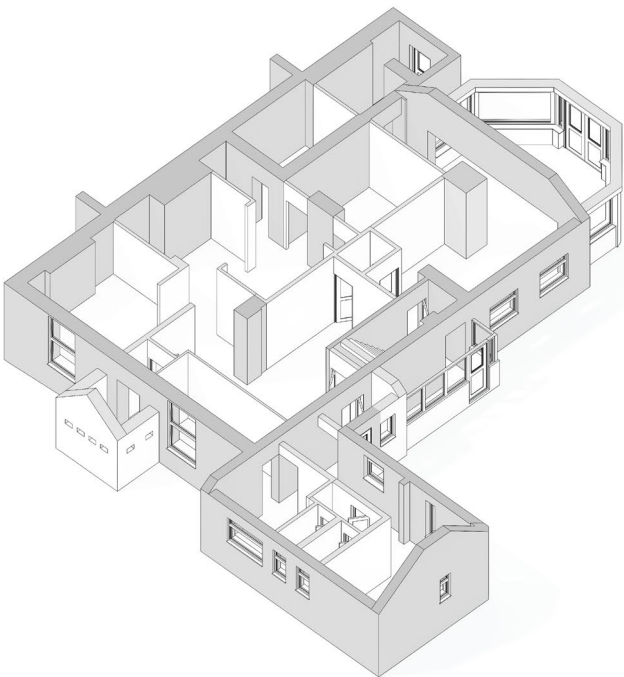


4.0 Design Strategies

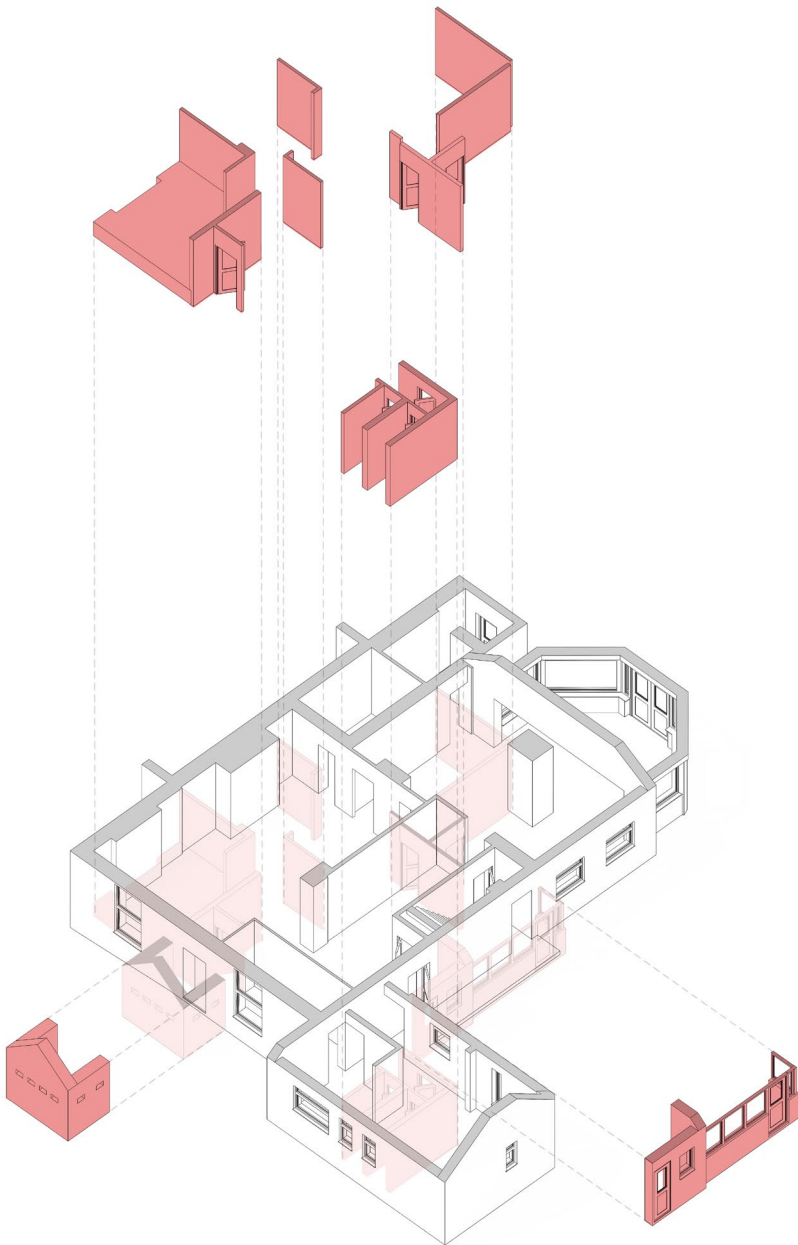
4.1 Explanation of the strategies which have been used to develop the options shown on the following pages



Existing Condition



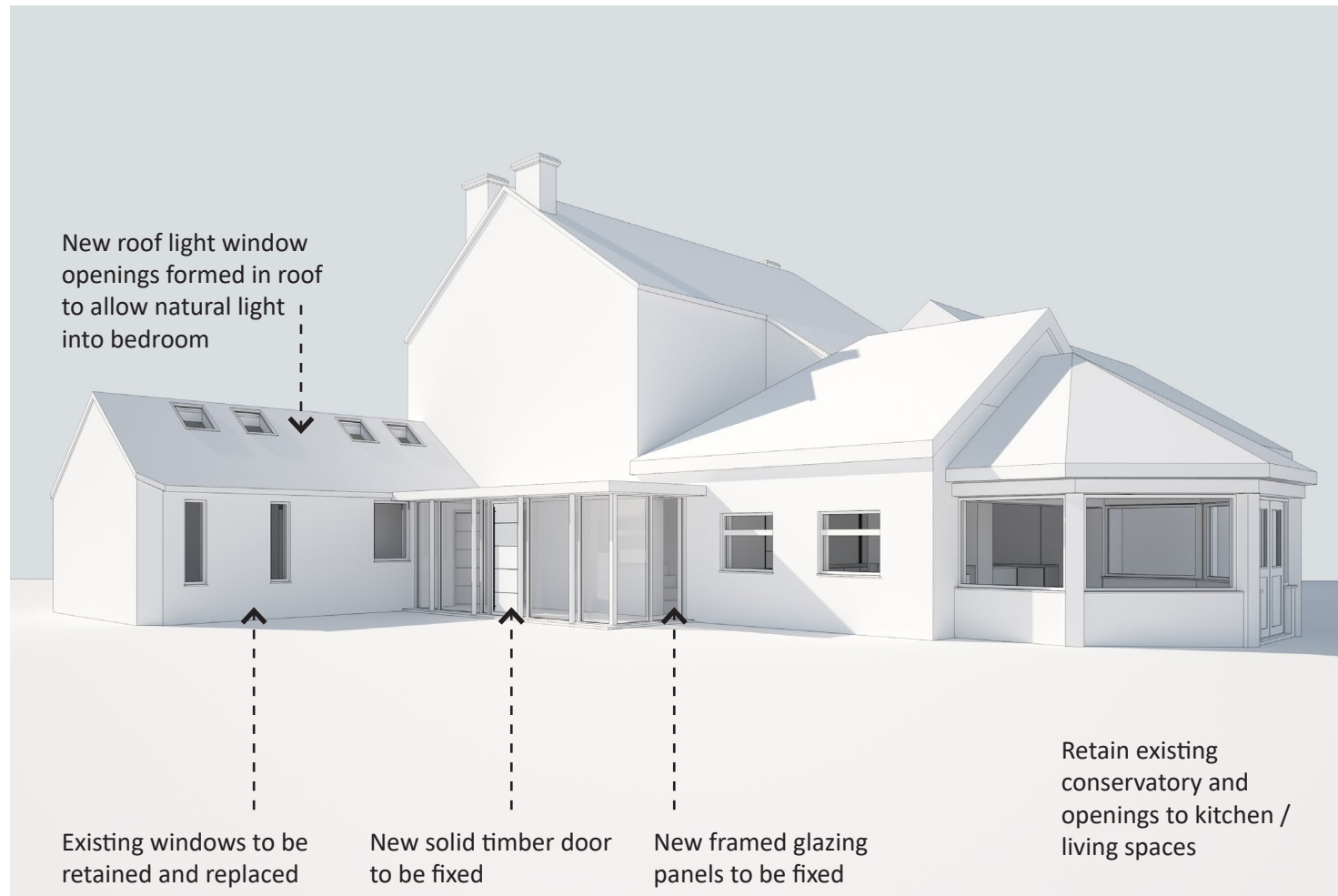
Retain Existing Structure / Fabric,
Change of Use to Residential



Declutter,
Demolition & Duntaking

Proposition





Proposition

Create new entrance sequence,
Connect internal spaces to landscape using long views



Proposition

Create privacy and a more intimate, domestic feel

5.0 USE

- 5.1 The existing building is considered to be split into two seperate uses at Ground Floor Level.
- 5.2 The Plaster Training Centre & Associated Showroom is a commercial, Class E Planning Use Class whilst the Residential part of the building is a C4 Planning Use Class.
- 5.3 The entirety of the First Floor Level is used for residential purposes (a C4 Planning Use Class).
- 5.4 It is proposed to change the use of the entirety of the habitable accommodation / site to be used for residential purposes i.e a C4 Planning Use Class.

6.0 AMOUNT / LAYOUT / SCALE

- 6.1 The existing building has a floor area (at Ground Floor Level) of 186 sq.m.
- 6.2 It is proposed to change the use of the Plaster Training Centre & Associated Showroom to a residential use so 125 sq.m of commercial floor area will be lost (Planning Use Class E).
- 6.3 It is proposed to gain 125 sq.m of residential floor area.
- 6.4 The layout of the existing building will be altered internally to create the sequence of spaces required by the client in order to facilitate the residential use.
- 6.5 The existing small, single storey to the front elevation will be demolished along with the small, single storey extenstions to the side elevation.
- 6.6 A new single storey, glazed entrance feature with a solid door will be added to the side elevation.
- 6.7 The overall scale of the building will not be recognisably altered by the proposed alterations / change of use.

7.0 APPEARANCE

- 7.1 The appearance of the building will not be recognisably altered by the proposed alterations / change of use.

8.0 ACCESS

- 8.1 The existing, established access from Croft Lane which is used for vehicular access to the site is to remain and continue to be used for access to the residential dwelling.
- 8.2 It is proposed to make the site secure as part of the proposal and a new sliding, mechanical gate will be positioned to control both pedestrian and vehicular access to the site.
- 8.3 The gate will be positioned 5m from the edge of Croft Lane to allow a vehicle to stop at the junction before pulling out / after pulling in with the gate in a 'closed' position.
- 8.4 The visibility splay at the the site exit will remain as existing with the new landscaping being kept below the drivers eye view.

