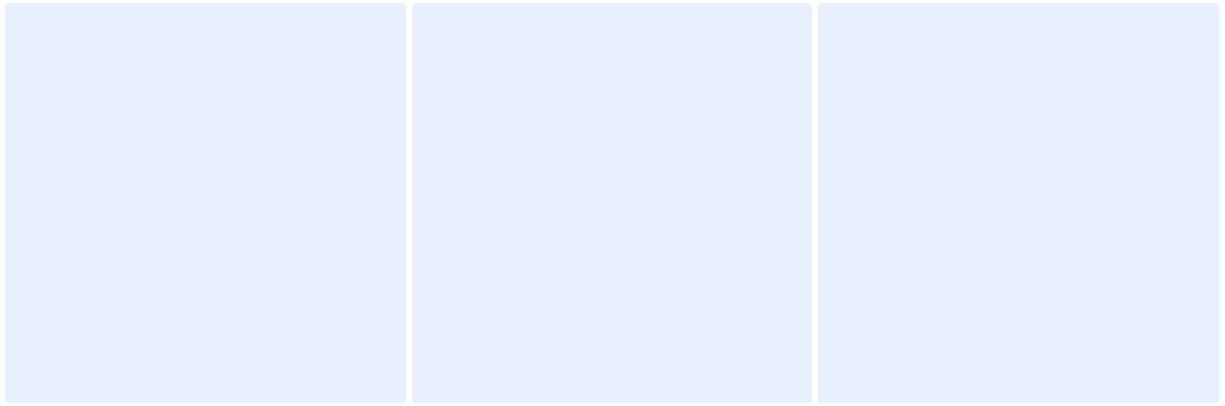




Design & Access Statement

Unit 2
Hulme Street
Bury

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1.0 INTRODUCTION

This design and Access Statement has been prepared to accompany an application for a change of use at Unit 2, Hulme Street Bury.

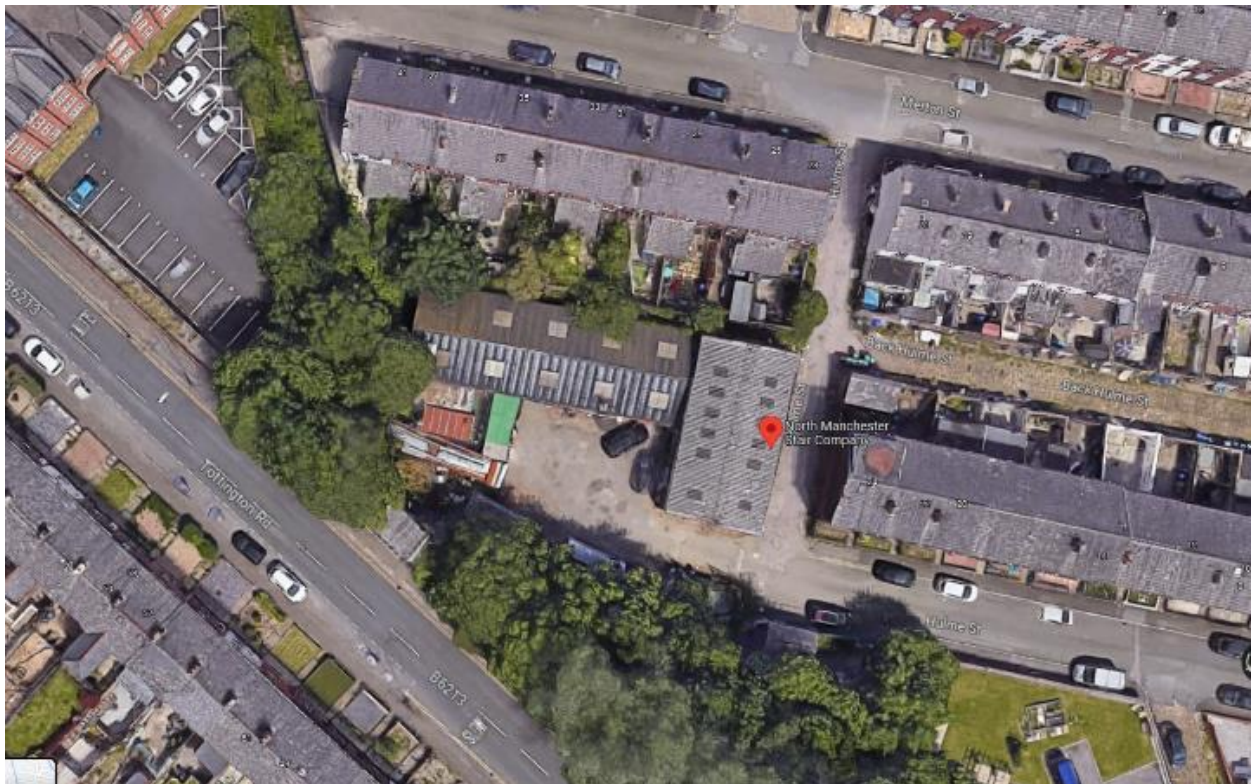
Incorporated into this document is explanatory text and imagery of the site and the surrounding area, urban design objectives and principles as well as design development and Design solutions, all in accordance with CABE guidance for Design Statements and the Department for communities and Local Government Circular. This Design statement should be read in conjunction with the application drawings:

ZT23-196-00 Block Plan
ZT23-196-01 Existing Site Plan
ZT23-196-02 Existing Plans
ZT23-196-03 Existing Elevations
ZT23-196-04 Proposed Site Plan
ZT23-196-05 Proposed Plans
ZT23-196-06 Proposed Elevations

2.0 SITE AND SURROUNDINGS

The property is located in Bury approx. 1 mile from the town Centre.

Much of the surrounding area to the site is made up of urban housing and light commercial units.



A view looking North West on Hulme Street



A view looking North East on Hulme Street

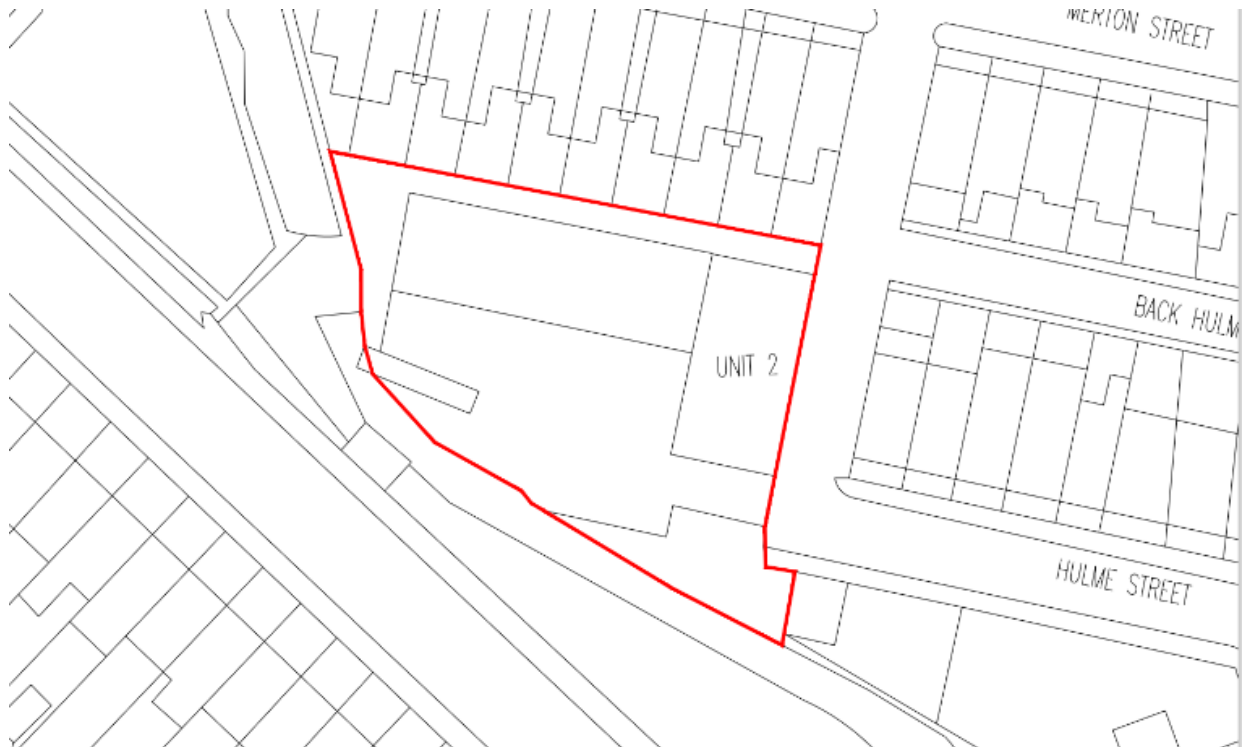


3.0 PREMISES USE / PROPOSED WORKS

The premises is currently a storage space for the Manchester stair company.

The proposed work is to refurbish and convert the Unit 2 building. The proposal is to use the space to create a dog nursery capable of holding 20 dogs.

The property business owner will be licensed and as such will require 1:8 ratio for the dogs (staff:dog). There will be 4 members of staff at the site which equates to 1:5 ratio and complies with the standards required.



Planning Policies:

Sustainable Development Proposals for the new development, redevelopment and change of use should:

- Refurbish and reuse existing premises rather than redevelopment.
- Design and refurbish buildings so that they use energy more efficiently.

The current intention is to produce the following DPDs which will come together to form a new Local Plan:

- Core strategy
- Site allocations
- Site allocations for gipsies, travellers and travelling show people
- Adopted policies map

At present this is on course to be adopted in April 2014. Meanwhile the UDP and associated Supplementary Planning Documents (SPDs) are the policies that will be used to determine the planning application against.

4.0 ACCESS

There is a provision for parking within the site for both properties.

Vehicular and Transport Links:

- Road Network

The main vehicular access to the site is from the road network.

- Bus Network

There are bus stops along the road – the local bus network provides frequent services to the surrounding areas. The nearest bus stop is 1-minute walk away.

- Railway network (Metrolink) The nearest station is 1 mile away (Bury Metrolink)



In regards to drop off and pick up, there is a medium sized yard with the unit which clients will be able to use.

5.0 PHILOSOPHY AND APPROACH

Beth Ward (Client) is committed to a policy of equality, inclusion and accessibility in the delivery of services to the employment opportunities afforded to existing and future employees (builders). With this proposal They fully recognises the diversity of cultural, religious and individual abilities of staff, and is active in ensuring that any potential sources of discrimination are addressed in both the physical attributes of the buildings its uses and in the management practices and procedures it adopts.

Where needed the property owners acknowledges that the proposed development, presents issues relating to accessibility and inclusion which will need to be addressed if the obligations imposed on them by the Disability Discrimination Act 1995 (DDA) as employers (Part II), and service providers (Part III)

The designers of the development have been encouraged to work to the latest legislation and good practice guidance on accessibility available at the design and construction stages. These include, for example, BS 8300:2001 (Design of buildings and their approaches to meet the needs of disabled people), The Building Regulations Part B (Fire Safety), Part M (Access to and use of buildings) and Part K (Protection from falling, collision and impact), and BS 5588 - part 8 (Fire precautions in the design, construction and use of buildings).

6.0 CONCLUSION

In conclusion, the change of use from a storage space to a dog nursery will help the local area in regards to their pet minding while creating extra jobs.

There will be no physical change to the existing building except a designated area out the rear of the unit to create an outdoor space for a group of dogs.

The building will not have any new windows to limit the potential overlooking into the neighbours properties.