



DESIGN & ACCESS STATEMENT

PROPOSED DEVELOPMENT

Halls Mill Retail Park,
Foundry Street,
Bury

19908-DAS01C- DESIGN & ACCESS STATEMENT
01/2025

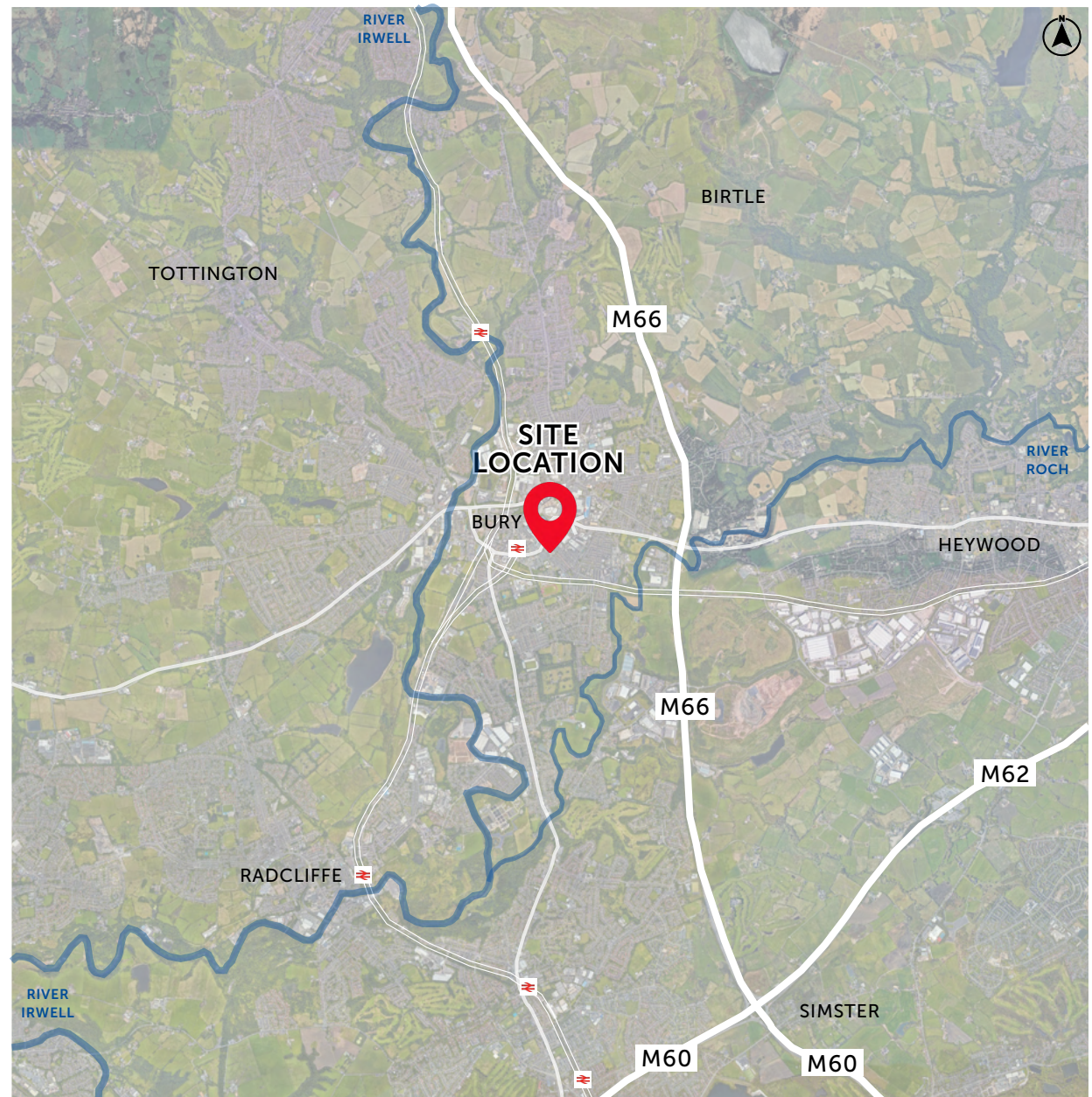
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This Design and Access Statement has been prepared by The Harris Partnership Ltd., on behalf of London Metric Property PLC, in support of a full planning application for a 5,300ft² / 492m² GIA extension and a 2,691ft² / 250m² GIA mezzanine to Halls Mill Retail Park in Bury, with associated parking reconfiguration and facilities.

The need for Design and Access Statements has arisen in response to the need to promote better quality and more sustainable design in new developments, now enshrined through changes to the 1990 Planning Act and the GDPO. The purpose of this statement is to describe the site and surroundings, relevant design policy and guidance, and the concepts and principles behind the development of the site.

This statement takes into account the Communities and Local Government "Guidance on information requirements and validation" and addresses the amount, layout, scale, landscaping and appearance of the proposed development. It provides information on the site and its surroundings, the application proposals, design principles adopted in the scheme, as well as sustainability principles.

This statement is to be read in conjunction with all other supporting information, reports and studies, as required, to form this planning application.



2.1 SITE LOCATION

The application site is situated within Halls Mill Retail Park, located on Foundry Street to the south of Bury town centre. This prime retail location benefits from excellent connectivity, with Foundry Street providing direct access to the A56, a major arterial route linking Bury to the M66 and the wider Greater Manchester area. Additionally, the site is just 0.4 miles from Bury Interchange, offering convenient access to both bus and tram services.

The surrounding area is predominantly commercial, with a variety of retail outlets and leisure facilities in close proximity. To the south, residential neighbourhoods provide a complementary mix of uses, further enhancing the area's appeal and accessibility.

KEY

- Ownership boundary
- Application boundary
- Commercial use
- Residential use

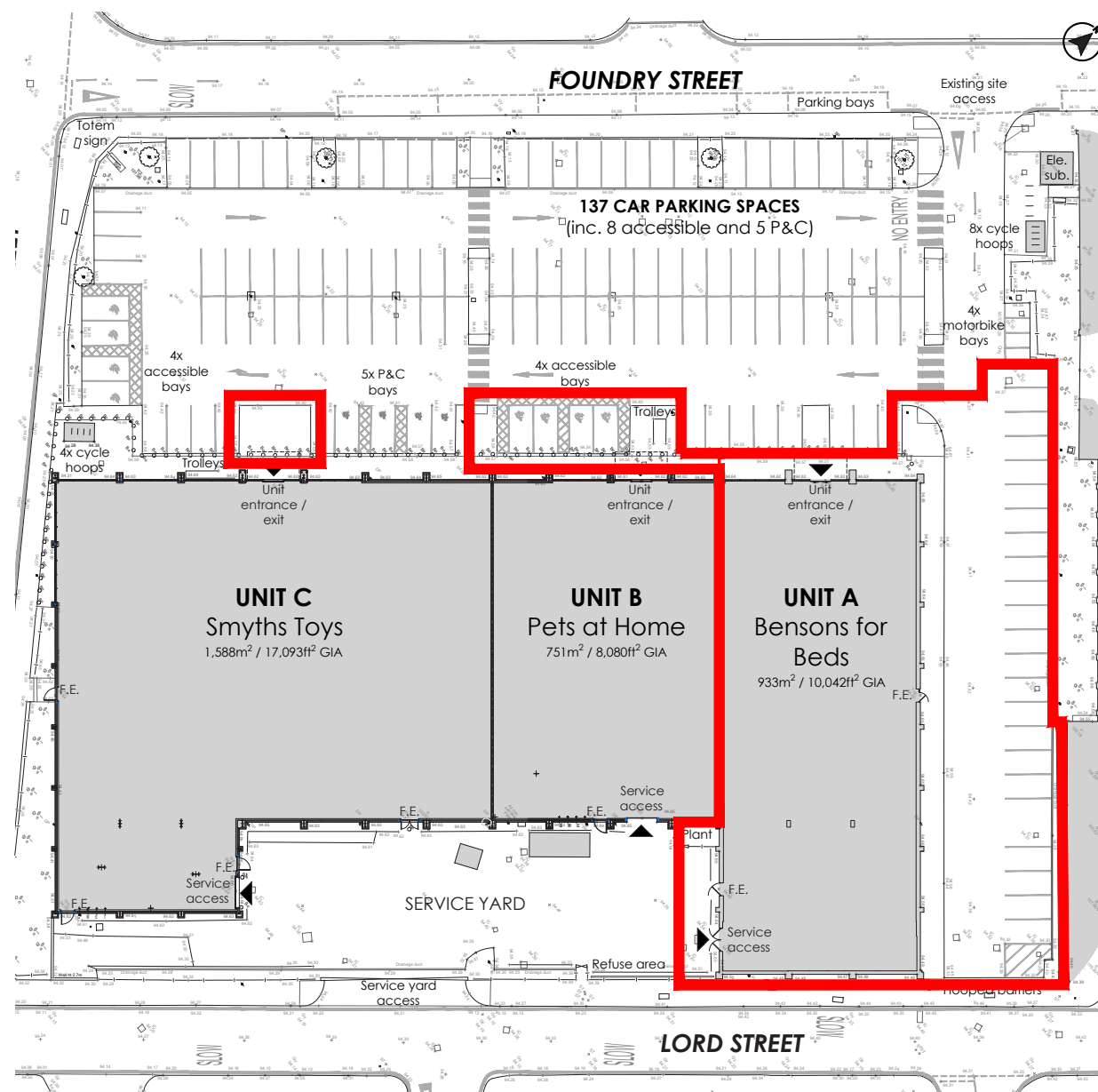


2.2 SITE DESCRIPTION

Halls Mill Retail Park currently accommodates three established retail units: Smyths Toys, Pets at Home and Bensons for Beds. Customer access to the site is provided via Foundry Street with a well-designed car park offering space for 137 cars, including 8 accessible bays and 5 parent and child bays, as well as provision for 4 motorbikes and 25 bicycles. Safe and convenient pedestrian access is facilitated through designated pathways across the car park.

The site is serviced via a dedicated service yard, which is accessed from Lord Street, ensuring efficient delivery and servicing arrangements.

This planning application pertains to a 0.54 acre (0.22 hectare) plot that includes the Bensons for Bed unit and the adjacent parking area as well as a small area to the front of the Smyths Toys unit.



KEY

Application boundary

Extract from Existing Site Plan

PROPOSED SITE PLAN

3.1 USE & AMOUNT

The proposals involve the construction of a 5,300ft² (492m²) GIA extension to Halls Mill Retail Park, along with the reconfiguration of the existing Unit A. This will result in the creation of a 5,300ft² (492m²) GIA Unit A with the addition of a 2,691ft² / 250m² GIA mezzanine, and a new 10,000ft² (929m²) GIA Unit A1.

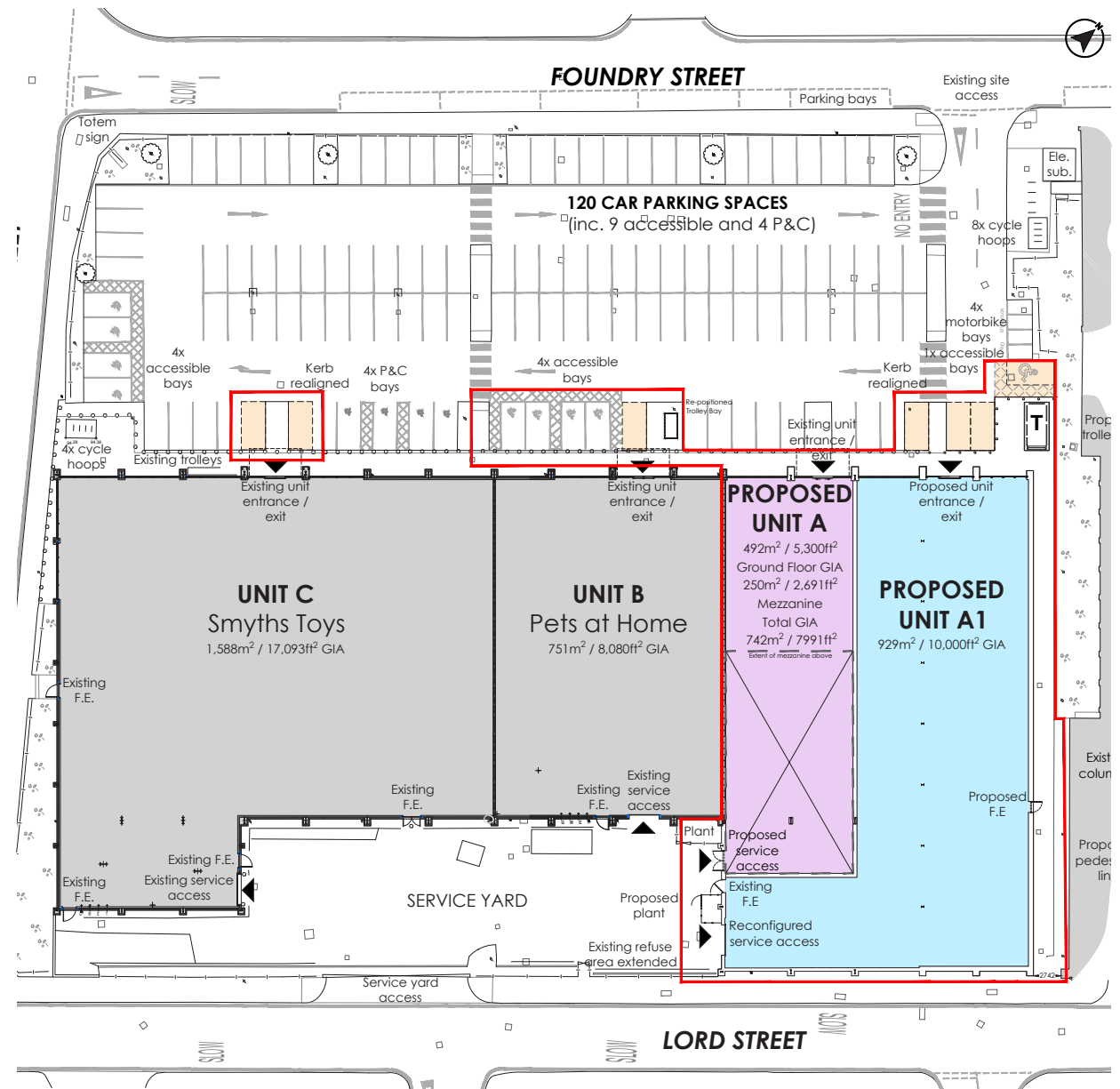
3.2 FORM & LAYOUT

The proposed extension has been designed to seamlessly integrate with the existing, to maintain a cohesive and simple building form that provides clarity and ease of use for all building users.

The layout of Unit A has been reconfigured to ensure that both Unit A and Unit A1 can be efficiently serviced from the existing rear service yard, preserving a clear separation between public and private areas.

Although the proposed development results in a reduction of parking spaces, this loss has been minimised through careful reconfiguration of the site, creating additional parking bays where feasible. The proposed car park provides 120 parking spaces, including 9 accessible bays (one positioned near the new store entrance) and 4 parent and child bays. This represents a net reduction of 17 spaces compared to the existing layout.

In the rear service yard, a small enclosure has been introduced to house plant equipment, and the existing refuse area has been expanded to accommodate the increased demand from the new development.



KEY

Application boundary

Extract from Proposed Site Plan

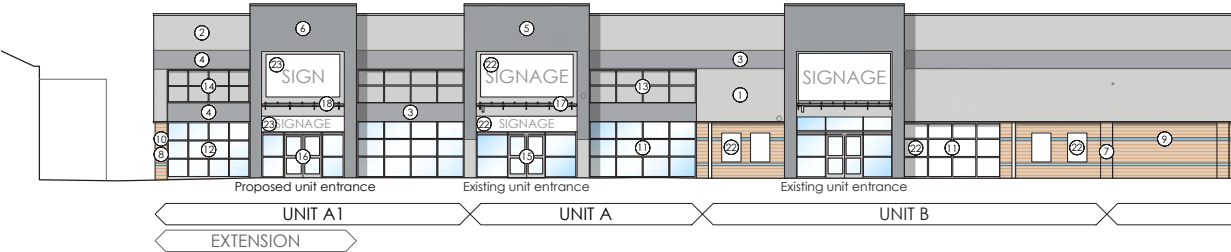
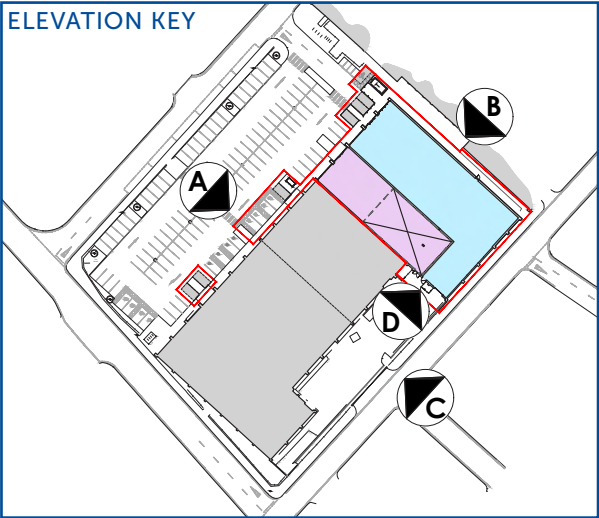
PROPOSED ELEVATIONS

3.3 APPEARANCE

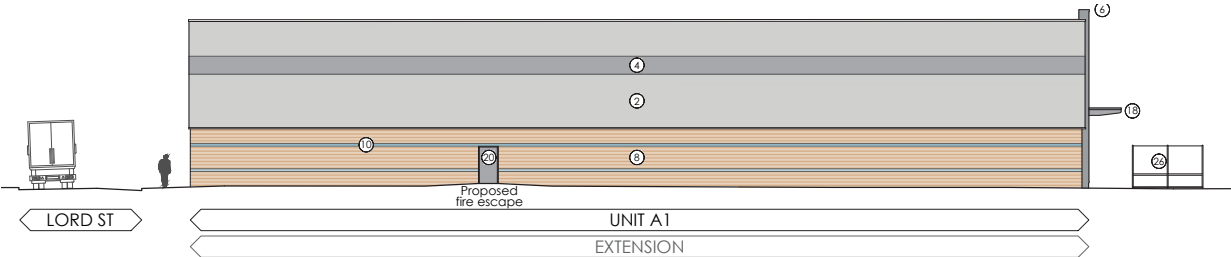
The design of the proposed extension has been carefully considered to complement the existing building, ensuring a seamless integration. The same material palette will be used throughout, featuring silver micro-rib cladding with a mid-grey accent band at a higher level, alongside red brickwork with blue brick detailing at the lower level. Consistent with the existing units, the store entrance will be emphasized by a projecting dark-grey cladding feature, creating a focal point for the entrance.

3.4 SCALE

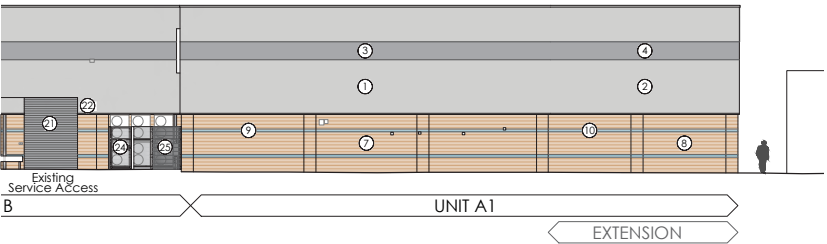
The proposed extension has been designed to integrate seamlessly with the existing building, ensuring that the scale complements the surrounding area.



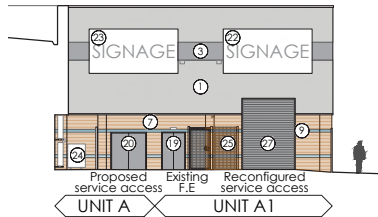
ELEVATION A: Front Elevation



ELEVATION B: Side Elevation



ELEVATION C: Rear Elevation



ELEVATION D: Service Elevation

MATERIAL KEY		
1 Existing Cladding Panels Colour: Silver	13 Existing Glazing Spandrel Panel Colour: Silver	23 Proposed Signage Zone (subject to separate advertisement consent application)
2 Proposed Cladding Panels (to match existing) Colour: Silver	14 Proposed Glazing Spandrel Panel (to match existing) Colour: Silver	24 Existing Paladin Plant Enclosure
3 Existing Cladding Panels Colour: Mid-grey	15 Existing Glazed Entrance Door Colour: Silver	25 Proposed Paladin Plant Enclosure
4 Proposed Cladding Panels (to match existing) Colour: Mid-grey	16 Proposed Glazed Entrance Door (to match existing) Colour: Silver	26 Proposed Trolley Bay
5 Existing Cladding Panels Colour: Dark-grey	17 Existing projecting glazed canopy Colour: Mid-grey	27 Proposed roller-shutter door Colour: Mid-grey
6 Proposed Cladding Panels (to match existing) Colour: Dark-grey	18 Proposed projecting glazed canopy (to match existing) Colour: Mid-grey	
7 Existing Smooth Red Facing Brickwork	19 Existing Door Colour: Mid-grey	
8 Proposed Smooth Red Facing Brickwork (to match existing)	20 Proposed Door Colour: Mid-grey	
9 Existing Contrasting Banding Blue Brickwork	21 Existing Roller Shutter Door Colour: Mid-grey	
10 Proposed Contrasting Banding Blue Brickwork (to match existing)	22 Existing Signage Zone	
11 Existing Glazing Colour: Silver		
12 Proposed Glazing (to match existing) Colour: Silver		

Extract from Proposed Elevations

3.5 LANDSCAPING

The proposals intend to retain all landscaping as existing.

3.6 ACCESS & TRANSPORT

Halls Mill Retail Park benefits from excellent transport links due to its location in Bury town centre. Foundry Street provides direct access to the A56 Rochdale Road, connecting to the M66 and the wider motorway network beyond. Additionally, Bury Interchange is located just 0.4 miles to the east, offering convenient access to both bus and tram services.

The proposed development does not alter the existing customer access points from Foundry Street. The proposed car park provides parking for 120 cars (including 9 accessible and 4 parent and child bays), 4 motorbikes and 24 bicycles. The car park is arranged to permit circular movement, with accessible bays and parent-and-child bays positioned close to the store entrances. Dedicated pedestrian routes are incorporated throughout the car park to ensure safe movement, with level access thresholds provided into the units.

Service vehicles will continue to access the units via the existing service yard from Lord Street, maintaining a clear separation between public and service areas.

3.7 SECURITY & CRIME PREVENTION

The proposed development has been designed with a strong emphasis on safety and crime prevention, incorporating principles of secure design wherever possible. The layout and building features have been carefully considered to enhance security, deter criminal activity, and create a safe environment for all users of the site. The following key principles have been integrated into the design:

External Layout:

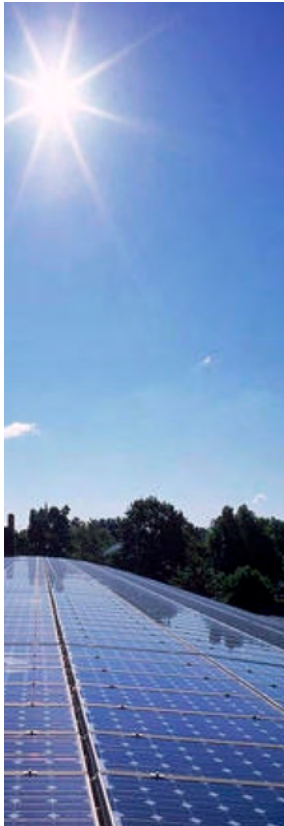
- The layout of the development is straightforward and intuitive, ensuring clear differentiation between public and private spaces. This clarity minimizes the potential for unobserved criminal activity.
- The car park is highly visible from both the building's frontage and surrounding streets, ensuring a high level of natural surveillance and reducing the likelihood of criminal behaviour.
- Glazed areas on the building are safeguarded by anti-ram bollards, providing an additional layer of protection.
- Bin stores are located within a secure service yard to prevent unauthorised access or misuse.
- A coin-operated system will control shopping trolleys, with trolleys being securely stored overnight to prevent theft or misuse.

Building Design:

- Windows will be installed to latest BS standards, with fixed glazing and laminated double-glazed units for enhanced security. Perimeter steel doors and frames will further fortify the building's exterior.
- All doors and windows are constructed from steel and feature no visible external ironmongery, making them more secure and resistant to tampering.
- A monitored intruder alarm system will be installed throughout the building for enhanced security.
- The customer entrance is clearly positioned and highly visible from the car park, ensuring ease of access and increased surveillance.
- The building's ground floor has been designed with no recesses or alcoves, eliminating areas that could potentially be used for concealment.
- The roof is designed to be inaccessible, further limiting opportunities for unauthorised access.

These measures, along with the overall site design, aim to ensure a secure environment for all users while minimising the risk of crime.

4.0 SUSTAINABILITY



The development will aim to incorporate environmental considerations throughout the buildings wherever practical, based on the following sustainability themes:

- Minimise Energy Use: the objective is to minimise energy needs in development by following a hierarchical approach to minimising energy use.
- Sustainable Building Materials: this theme covers a range of sustainability impacts including, minimising the energy required for producing and transporting building materials, using recycled material from local sources as far as possible and by choosing materials with a low embodied energy.
- Sustainable Construction: This theme covers the methods used during the construction phase to reduce disturbance and the impacts on the surrounding environment.
- Sustainable Transport and Accessibility: the objective is to minimise car usage and to encourage walking, cycling and the use of public transport.
- Waste Management: the amount of waste generated in the construction process is to be minimised following the national waste strategy: reduce, reuse and recycle.
- Site Management: the objective is to ensure that the site is managed effectively to ensure that sustainability measures are implemented effectively.

Therefore, the proposal will:

1. Comply with all Statutory Environmental Regulations
2. Ensure that all environmental matters are taken account of in any business decision
3. Ensure that any disturbance to the environment is kept to a minimum and that the quality of life of any local inhabitants is also respected.
4. Endeavour to attain a reputation for effective environmental management.
5. Attempt to maintain resources which are scarce or non-renewable.
6. Attempt to stop the release of emissions or pollutants that may cause damage to the environment.
7. Ensure that only suppliers and sub-contractors who have a high environmental regard are used.
8. Ensure that due regard is taken so that the Health and Safety risks to both employees and communities are minimised.
9. Undertake an ongoing procedure review of its operations in order to minimise the environmental effect of its operations.
10. We are ever mindful of our responsibility to the environment.

5.0 CONCLUSION

This application relates to a proposed 5,300ft² (492m²) GIA extension to Halls Mill Retail Park and associated works, including a 2,691ft² / 250m² GIA mezzanine and amendments to the existing car park.

This Design and Access Statement has illustrated that the design has a clear rationale that, when completed, will sit comfortably within its context and add value to the local area.

