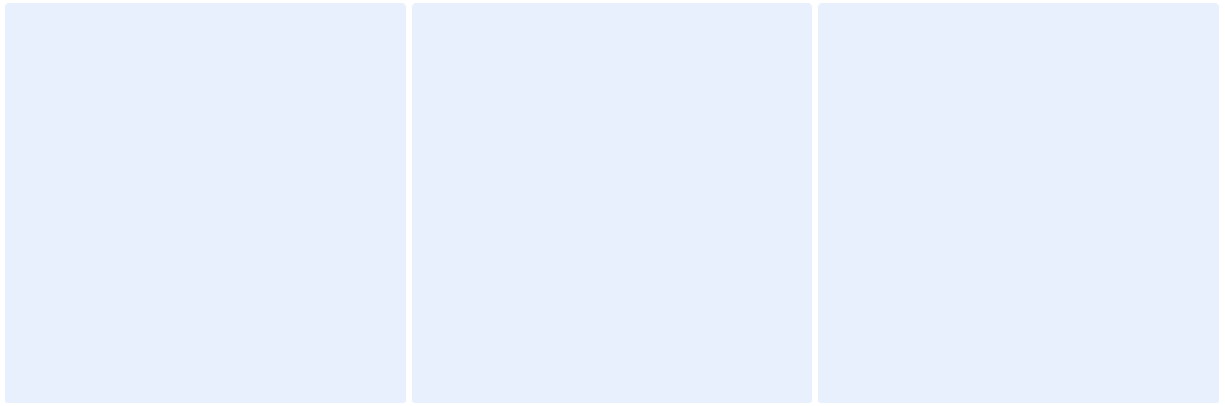




Design & Access Statement

44-48 Bolton 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 from an office space to 5x 1 bed apartments.

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:

ZT24-196-00 Block Plan
ZT24-196-01 Existing Site Plan
ZT24-196-02 Existing Plans and Elevations
ZT24-196-03 Proposed Site Plan
ZT24-196-04 Proposed Plans and Elevations

2.0 SITE AND SURROUNDINGS

The property is located in Bury town centre.

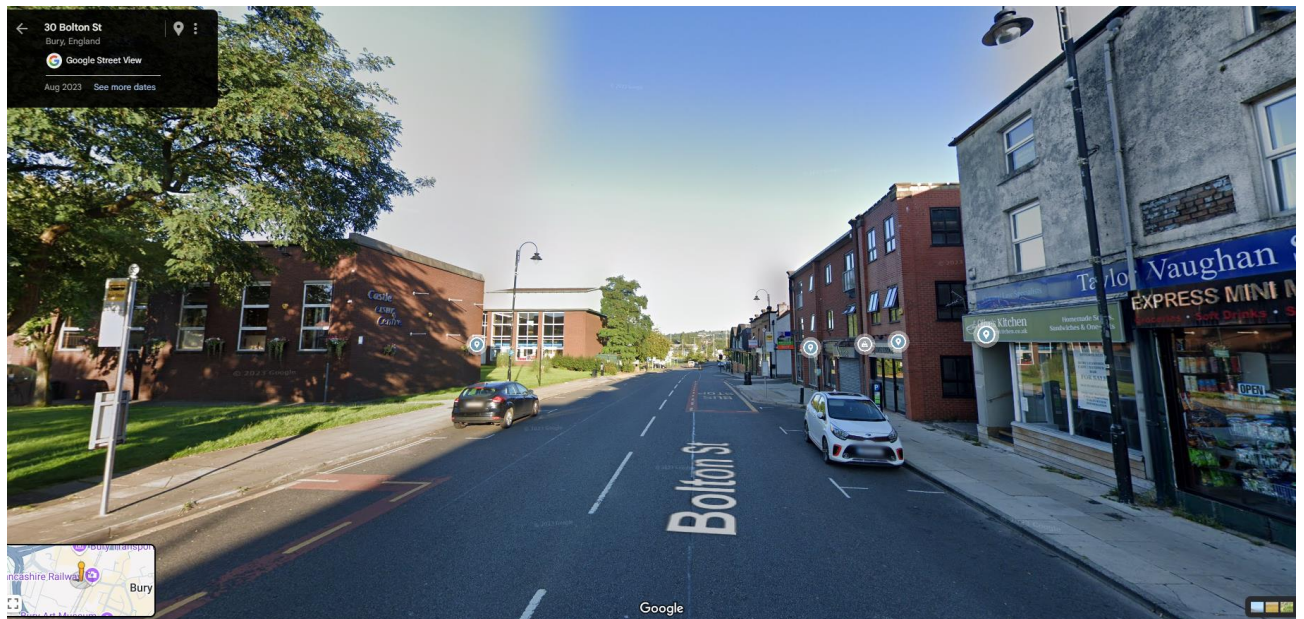
Much of the surrounding area to the site is made up of commercial spaces and leisure facilities.



A view looking East on Bolton Street



A view looking West on Bolton Street



The site is not located within Bury's Adopted Greenbelt or conservation areas.

3.0 PROPOSED WORKS

The premises is currently classed as office/commercial space for the units below.

The proposed work is to change the use of the property to accommodate 5x 1 bed apartments. The property is to have one new window on the front elevation as it seems like a window has been removed in the past.

The property is to be re-rendered as it is currently in need of repair.

Existing Site Plan



The mini mart customers currently use the door set in from the street to access the shop however this means the offices above are open to anyone walking by. The proposal is to create a new door just for the mini mart customer in the front façade. This means the existing door will solely be used by the apartments.

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 currently no provision for parking within the site.

Vehicular and Transport Links:

- Road Network

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

Visitors by car will be able to park on the local car parks as there are double yellow lines in the surrounds area.

- 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 opposite the property.

- Railway network

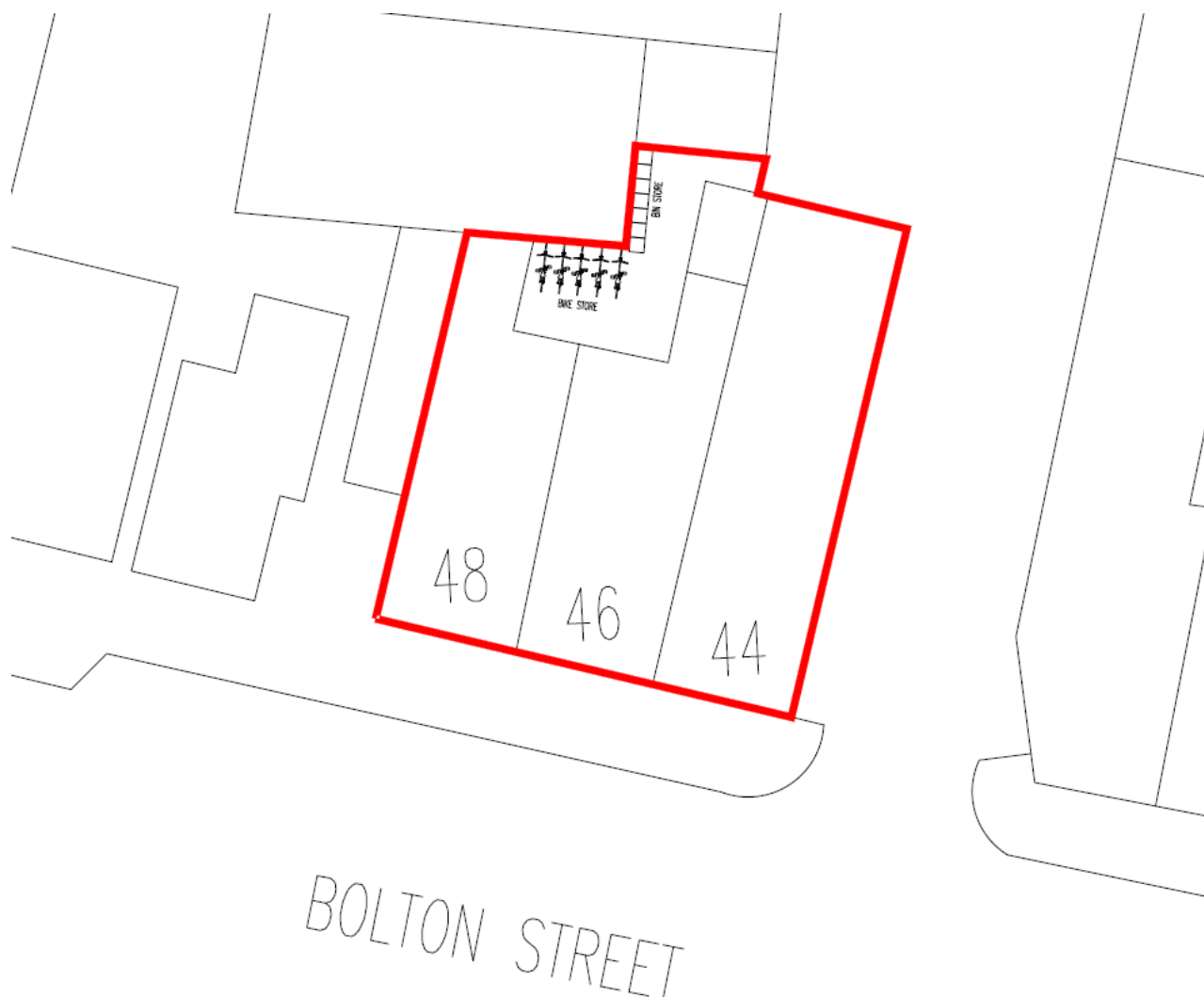
The nearest station is 50m away and the Metrolink is approx. 300m away.

5.0 BIN STORAGE

There will be a bin storage area formed in the rear courtyard of the property and will hold 4x general waste and 4x recycling. These are to be collected as per Bury Council bin collection strategy.

6.0 BIKE STORAGE

There is no provision for parking with the site being a town centre plot however there has been a space in the rear which has been allocated for bike storage if required by the tenants.



7.0 PHILOSOPHY AND APPROACH

Lucky Raf Properties Ltd. (Client) are 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).

8.0 CONCLUSION

In conclusion, the change of use from a commercial office space to 5 residential units will be good for the area and bring 4 new housing units to this populated area (1 is existing).

Regarding transportation, it is very close to both road and bus networks and a short walk away from the local train station.

There will be minor physical change to the front of the existing building (new window to front and fresh render), the rear will remain the same.

In summary the scheme is well conceived and will be an asset to the local community for years to come.