

DESIGN AND ACCESS STATEMENT

PREPARED BY:

Plans To Build It Ltd.

FOR:

Mr. Stephen Rick Kerfoot

78 Church Street West, Radcliffe. M26 2SY.

Design and Access Statement

1.	Type of Application. Full Planning Application
2.	Location of proposed development. 78 Church Street West, Radcliffe. M26 2SY.
3.	Description of proposed development. Proposed conversion of Commercial property to Public House to 28 Bed HMO
4.	Date of preparation. 1.4.24
5.	Date of any amendments. N/A
6.	Applicant. Mr. Stephen Rick Kerfoot
7.	Agent. Justin Keleghan Plans To Build It Ltd. 21 Campbell Road, Swinton, Manchester. M27 5QG Tel: 0161 728 5730 Mob: 07741175755 Email: justin@planstobuildit.com Internet: www.planstobuildit.co.uk
8.	Assessing the context of the site. The existing site is Vacant, we are proposing to build Convert the existing building to a 35 Bed HMO. The area is predominantly Residential properties with a few small Commercial Properties opposite the dwelling. No consultation has taken place between community members of professionals. It is felt that the development will enhance the immediate surroundings.
9.	Design principles and concepts applied to the proposal: The overall design is to reflect the character of the surrounding area. The development has been designed to be robust and adaptable over time. This has been achieved by providing sufficient internal and external spaces that provide potential opportunities for the dwelling to be extended, converted and adapted.

	The development is set back from the highway, off-road parking is provided for numerous cars to the rear of the property. The set back also helps towards crime prevention. The drive and path will provide adequate access from the road/path to the entrance of the property. The only access to the site is from Church Street West and Glenvale Close. The scale of development is complementary with neighbouring properties. Landscaping is minimal with off-road Parking to the rear there will be an enclosed Communal patio area also to the rear of the property. The appearance of the development will be in-keeping with the surrounding properties in terms of colour and texture of materials. The front of the dwelling should be lit at night by means of automatic sensor lighting. We feel that the development proposal maintains a positive relationship with its surroundings and is appropriate to the context and character of the area.
10.	Philosophy and approach to creating an accessible development: The development provides for an accessible environment that can be used by all regardless of age, gender or disability. There are no obstructions
11.	Key access issues of the design including the nature and impact of any constraints: All access routes will clearly distinguished, well lit and defined using texture and colour. Where a level route is not possible a ramp is to be provided which is to have the lowest practical gradient in order to make it as easy as possible to use. All floor surfaces are to be firm, durable and slip resistant. All glazing is to be clearly defined with manifestation contrasting visually with the background seen through the glass in all lighting conditions. Car parking is to be provided which is as near to the principal entrance as possible. Gradients within the approach are to be as gentle as possible. The contractor is to refer to the detailed guidance on surface finishes, visual, audible and tactile signs as well as the characteristics in BS 8300. All access arrangements are to comply with the requirements of Approved Document M of the building regulations.
12.	Vehicular and Transport links:

	Prospective users will be able to travel and access the development site from the existing transport network. With Radcliffe Tram Station 50m away from the front entrance, parking is provided via Metrolink Park and ride 120m away from the front entrance. Major bus routes to the Radcliffe and Manchester Town Centre are provided on Church Street West. Provision has been made within the property for a Secure Cycle Store. Access for the emergency services can be gained from the front of the property with no restriction
13.	Commitment to maintaining a relevant Design and Access Statement: The Access Statement will be maintained and updated as work on the development progresses through the various stages, such as Building Control. It will be given to the end user of the development. It will provide them with a record of decisions that had an impact on accessibility and may need to be taken into account in the management of the development.
14.	Design Standards and Guidance followed to prepare the Design and Access Statement: The proposal complies with all Planning Policy. Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraph 2 of the NPPF indicate it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of determining current applications the local planning authority considers that the adopted development plan comprises the policies of the Bury MBC Local Plan. It is believed that the proposed development meets the below policy and therefore is in accordance with the development plan. Policies - Sustainable Development - Design and General Development - Transport Impact of New Development - Parking Standards National Planning - Policy Framework The Building Regulations 2000 Approved Document M 2004 Edition; BS8300:2001. Draft SPD on Access for All Design Guide for Residential Development.