



JAMES CAMPBELL ASSOCIATES LTD

CHARTERED ARCHITECTURAL SERVICES



**Campbell House
173 Rochdale Road
Firgrove
Rochdale
OL16 3BN**

Tel: 01706 354888

Mob: 07817 623183

Email: admin@jamescampbellassociates.co.uk

Web: www.jamescampbellassociates.co.uk

Date: July 2024

Our ref: 24.3338

DESIGN & ACCESS STATEMENT

PROPOSED CONVERSION OF EXISTING BUILDING FIRST FLOOR AND PART GROUND FLOOR TO CREATE 9No FLATS, 7No ONE BEDROOM FLATS & 2NO TWO BEDROOM FLATS INCLUDING OPENING UP EXISTING EXTERNAL OPENINGS AND THE CREATION OF NEW WINDOW AND DOOR OPENINGS ON THE GROUND AND FIRST FLOOR & RETENTION OF EXISTING RETAIL USE ON THE GROUND FLOOR.

1. INTRODUCTION

2. DESIGN

3. SUSTAINABILITY PRACTICES

4. CLIMATE CHANGE MITIGATION

5. ACCESSIBILITY

6. CONCLUSION

1. INTRODUCTION

This document has been prepared by James Campbell Associates Ltd in support of the proposed development at 121-131 Bell Lane, Bury, which proposed the refurbishment of the first floor and part of the ground floor to create 7No one-bedroom flats and 2No two-bedroom flats. The intention is to retain the existing commercial / retail use on the ground floor and create necessary new window and door openings to the existing external walls to accommodate the flat layouts and refurbishment of the commercial / retail area.

The external yard will be used for small commercial vehicle delivery which will be smaller flat loaders and vans, which is the current case with this building. We have proposed to mark out 14No parking spaces for the flats and 5No parking spaces for the retail area. There is ample parking space on the site, but it has never been properly marked out. Cycle and bin storage will also be introduced within the external site area. Details of cycle storage is covered under condition.

The proposed development aims to provide high-quality residential accommodation while adhering to the local planning policies and contributing positively to the surrounding environment. The purpose of this statement is to outline the design rationale, context, and accessibility aspects of the proposed development to enable the creation of a sustainable and desirable scheme providing housing numbers to the borough while retaining valuable street frontage retail space.

The site benefits from good transport links, proximity to local amenities, and is well-connected to public transportation networks.

2. DESIGN

The design concept is to create comfortable and much needed homes and take advantage of sustainability in the retention of an existing prominent building. The architecture will match the form of the existing building and enhance the current building in simple form. Sustainable construction methods will reduce environmental impact. Opening previous window and door openings and creating new window and door openings whilst respecting the vernacular form will bring the building back to life.

Given the proximity to the town centre and immediate access to public transport, the car parking and cycling standards will be more than acceptable. The location and proposed will ensure the delivery of a sustainable and pleasant environment for future residents and business owner.

3. SUSTAINABILITY PRACTICES

The apartments are designed to meet or exceed the current energy efficiency standards and energy-efficient lighting and appliances will be installed to reduce energy consumption. The development will contribute to increasing the supply of high-quality housing within the area, addressing the local housing demand. The retention of the existing building promotes sustainability in its reuse, creating a more energy efficient building creating a pleasant living environment for future residents. The regeneration of this site will hopefully contribute to further redevelopment work in the vicinity, creating valuable advantages both socially and economically. The provision of cycle spaces encourages sustainable transportation and promotes a healthier lifestyle. Given the site's proximity to Bury town centre, the development will encourage residents to walk or cycle to local shopping and leisure amenities. The national space standards have been used to create the floor space and layouts of the flats.

4. CLIMATE CHANGE MITIGATION

Climate change considerations are an integral element within the Planning system. The design scheme can help mitigate climate change through the minimisation of energy consumption, efficient use of energy and resources, which will help to reduce the overall carbon emissions and provide resilience to future climate impacts. All aspects of the building 'envelope' will be refurbished internally to obtain the minimum values as required by the Building Regulation Approved Documents and current legislation and guidance. The reuse of the building promotes full sustainability and will not add any more surface water to the existing drainage network. In so doing the impacts upon Flooding in the area will not increase but remain the same. The Application Site is not located within a Flood Zone and is not likely to be subject to Flooding as identified by the Environment Agency.

5. ACCESSIBILITY

The development will be accessed via existing front doorways, two of which will be opened up from previous removal / blocking up, there is a new single access point off the car parking area to access the retail space from the site, with the required improvements made to conform to current standards for a development of this nature.

The access and layout will maintain simple and safe circulation within the site and sufficient space for turning movements and parking. There will be nineteen designated car parking spaces in total, five for the retail space and fourteen for the residential space, we feel this is fully compliant with the relevant local standards for dimensions and accessibility. The external site area has more than adequate provision to safely store six cycle spaces (4 serving the apartments and two for the retail unit). These spaces and the cycle storage type will be covered under planning condition to be later discharged, they will be in secure locations enabling safe access to and from the building.

6. CONCLUSION

In conclusion, it is considered that the proposed development aligns with the local planning policies and will be a valuable addition to the community. We are committed to engaging with the local authorities, to facilitate the delivery of this sustainable development that benefits all parties involved.