

DESIGN AND ACCESS STATEMENT

5 CROMPTON STREET
BURY
BL9 0AD

**3 NEW ADDITIONAL APARTMENTS WITH EXTERNAL
ALTERATIONS AND ASSOCIATED WORKS**

FULL PLANNING APPLICATION



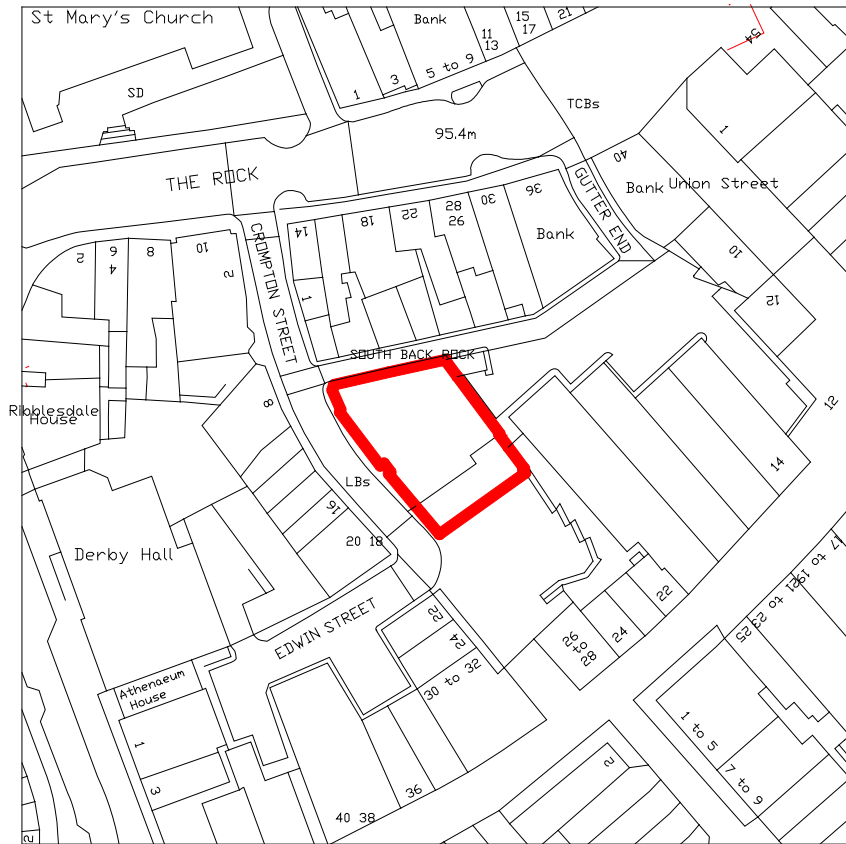
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CHARTERED ARCHITECTURAL SERVICES

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Please note this document supports the relevant Planning submission for proposed new works to 5 Crompton Street, Bury.

This document should be read in conjunction with all Relevant information with this submission.



Site Location Plan

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SITE LOCATION

PROPOSAL

SITE LAYOUT & ACCESS

AMOUNT

LAYOUT

APPEARANCE

REFUSE MANAGEMENT

SITE LOCATION

The proposal site consists of a large brick building with ornate stone features and large central tower structure located off Crompton Street within the heart of Bury. Previously used as the town's Post Office; the premises was then in use as a nursery and childcare facility. Internally the building offers a number of large open plan rooms with additional smaller office, kitchen and toilet facilities throughout. Being located within the town centre, the building is well connected Crompton Street to Bury's main high street and The Rock complex and benefits from the many transport links found in the area. As a developing town centre, the proposal site offers a unique opportunity for redevelopment by reusing an iconic local building that is currently unused and located in a prominent area of the town to offer new sustainable development



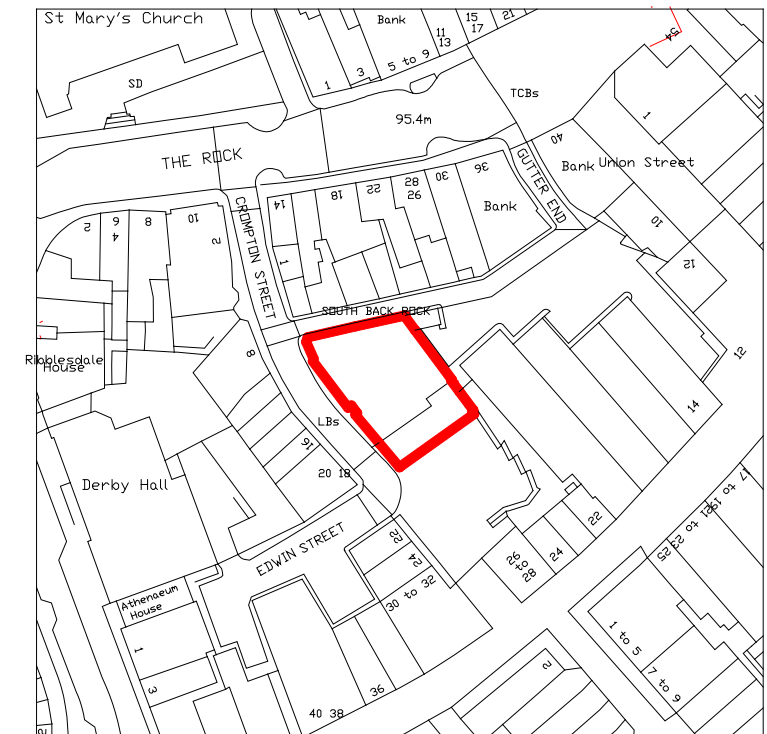
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Bury Local Area Map



Site Location Plan

SITE LOCATION

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CONCLUSION

5 CROMPTON STREET

PROPOSAL



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Proposed Crompton Street Street Scene

The proposal looks to reuse the building and modify the interior in order to provide residential apartments. The proposal would also include minor extensions to the building through timber frame structures which would help maximise the overall development.

Given the history and prominence of the building, especially in relation to the Mill Gate Shopping Centre and its tenants and users; the proposal would retain the overall character of the building by retaining the iconic stone detailing and intricate window design as well as the central main entrance way off Crompton Street.

SITE LOCATION

PROPOSAL

SITE LAYOUT & ACCESS

AMOUNT

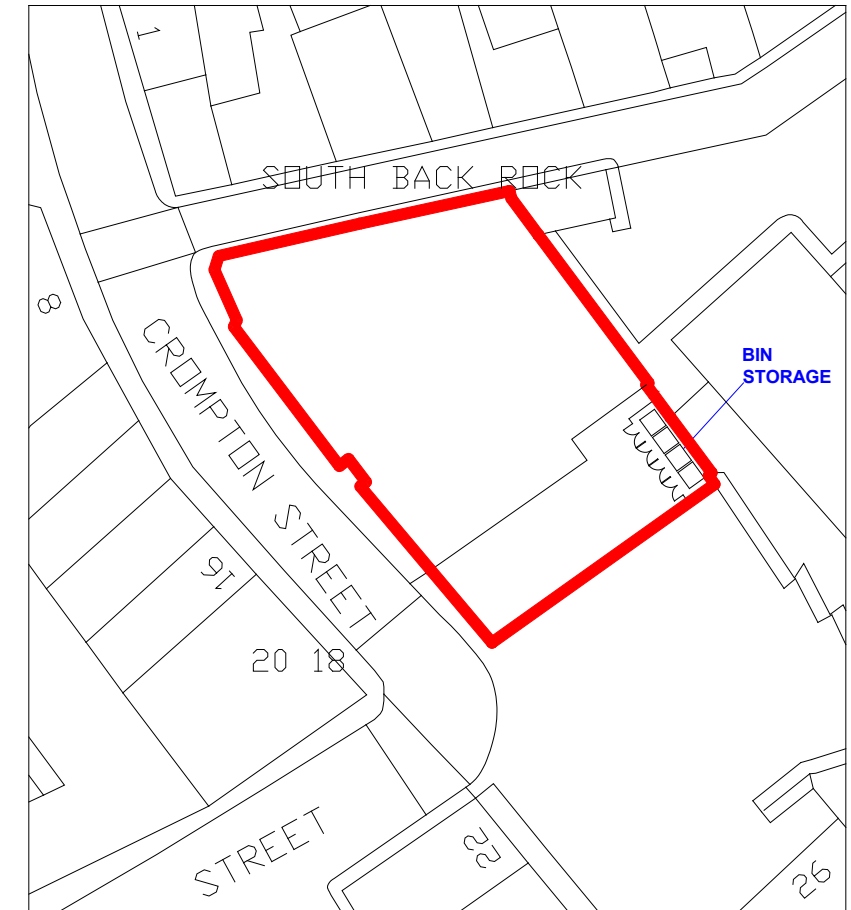
LAYOUT

APPEARANCE

REFUSE MANAGEMENT

The proposal site consists of the existing building as well as a small paved area to the south of the building which had previously been used as parking and drop off space for the previous nursery use. The exterior space of the site is to be used mainly for bin storage as identified with no proposed parking layout proposed on the external space.

Access to the site is made via Crompton Street off Market Street / The Rock. Vehicular access to the site is possible but is not proposed as part of this proposal, therefore parking is not provided as part of the proposal. Due to the proposals location and various transport links, the site is considered to be highly sustainable with regards to transport and highways, therefore it is not considered that dedicated off street parking is required to be provided as part of this proposal and instead users will be encouraged to make use of local public transport links as required; additionally internal cycle storage space is provided to end users to further emphasise sustainable transport use.



Proposed Site Plan

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AMOUNT



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The proposal includes minor extensions to the building to upper floors. The proposal would not include the increase in footprint of the building as a whole.

Areas

Site Area (Red Edge (Not including Access Road))	586m ²
Existing Building Footprint	448m ²
Proposed Building Footprint	448m ²

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5 CROMPTON STREET

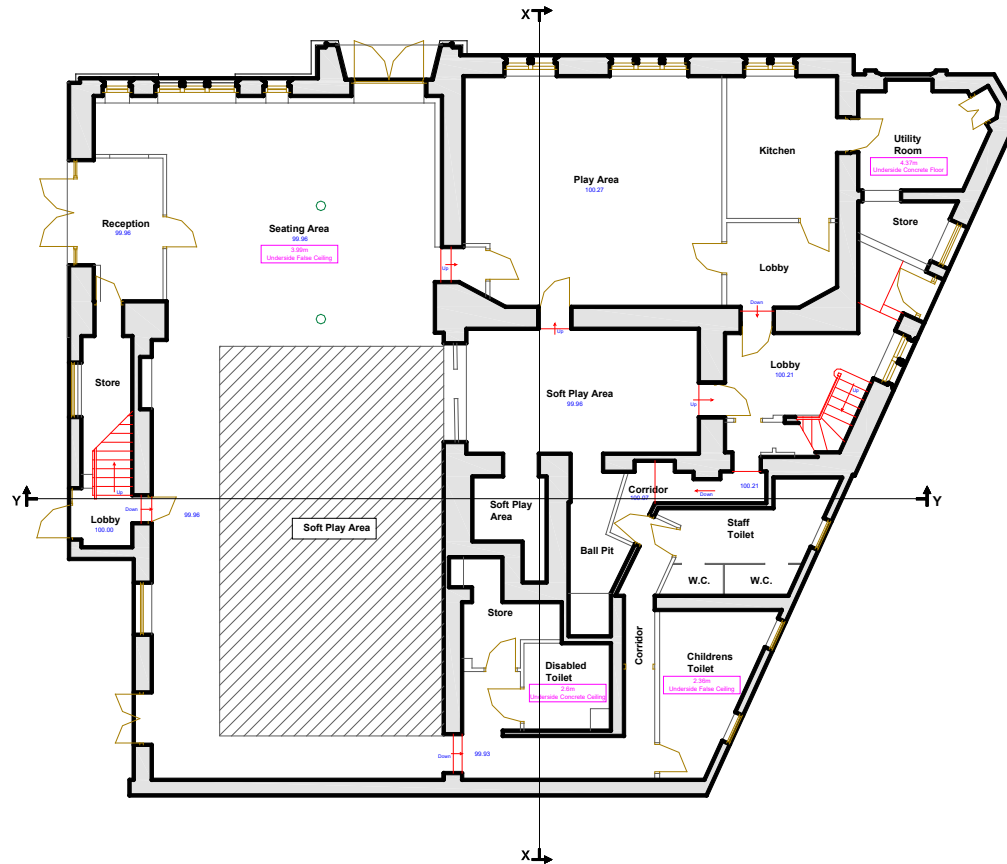
LAYOUT – EXISTING GROUND & FIRST FLOOR



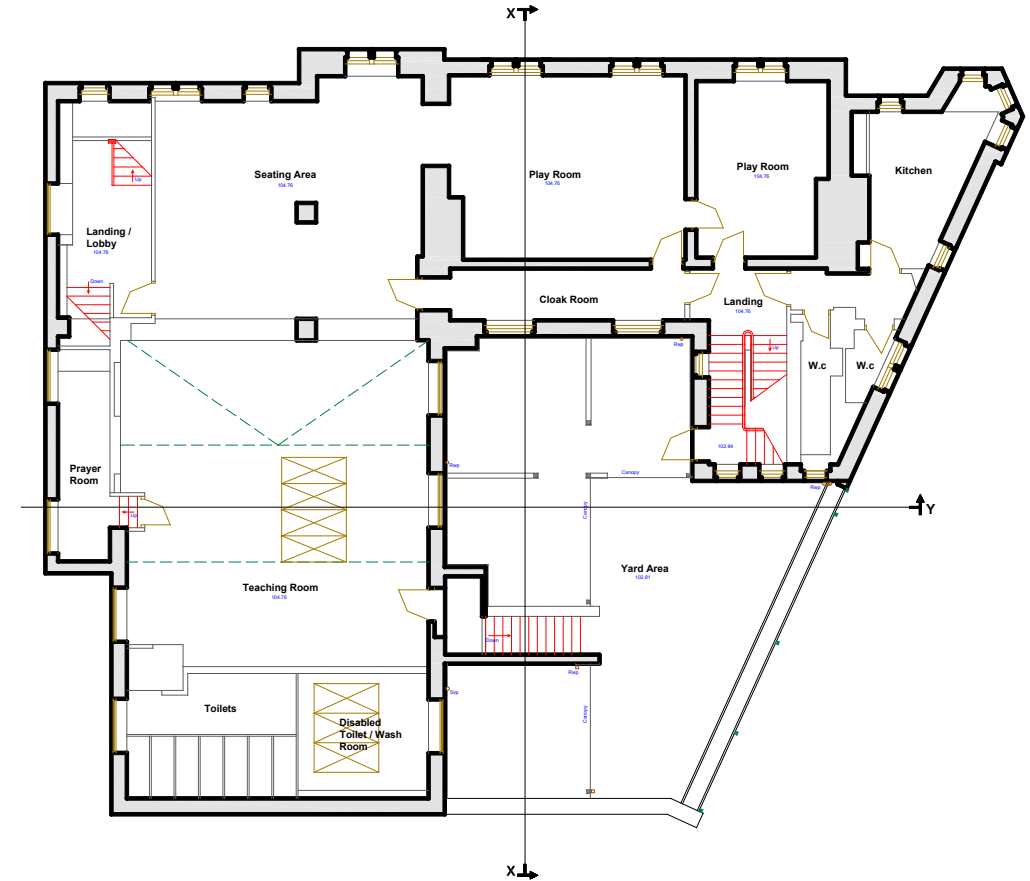
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Existing Ground Floor Plan



Existing First Floor Plan

5 CROMPTON STREET

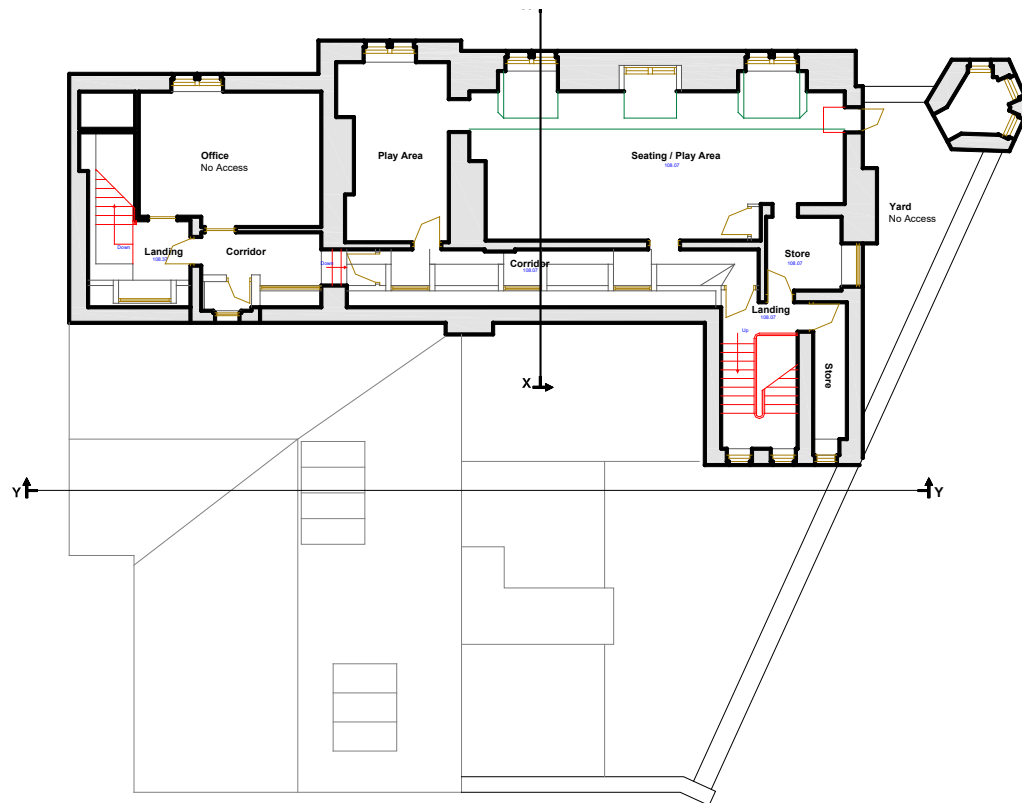
LAYOUT – EXISTING SECOND FLOOR



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Existing Second Floor Plan

The existing internal plan is to be modified, with the addition of new extensions, to form 3No new apartments. The proposed apartments are to be provided each with bedroom(s) and separate living / kitchen space and bathroom. Each apartment has been specifically designed to meet the require national space standards.

The proposed extensions would be formed principally on the terrace area at the lower first floor level. The structure would offer additional usable space with associated windows facing over South Back Rock. Further extensions are proposed to the second floor with the addition of new dormer structures to a previously extended area of the existing building as well as the gable build up of a small area of the same extended structure. Each extension is proposed to achieve adequate residential space for the new apartments and maximise the development while also respecting the existing building, its character and its structure.



Proposed Ground Floor Plan

5 CROMPTON STREET

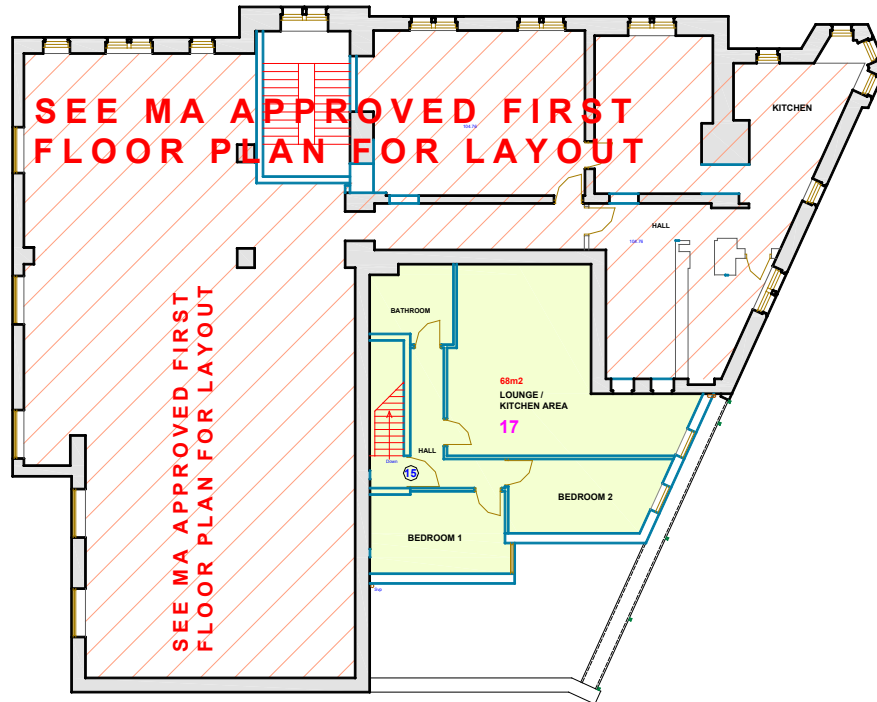
LAYOUT – PROPOSED LOWER FIRST FLOOR & MA APPROVED FIRST FLOOR



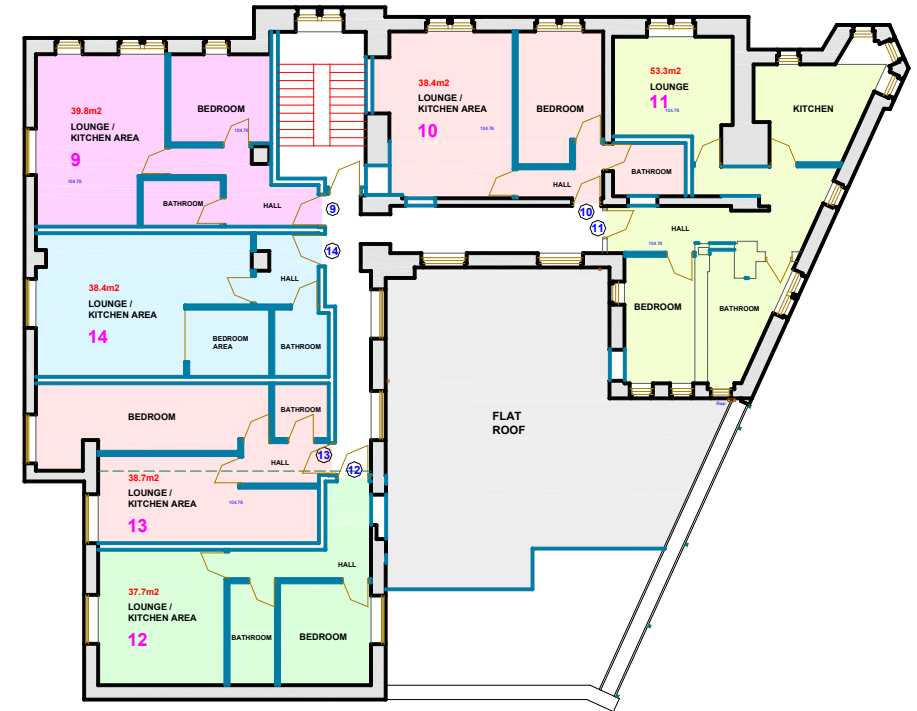
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Proposed Lower First Floor Plan



Proposed First Floor Plan

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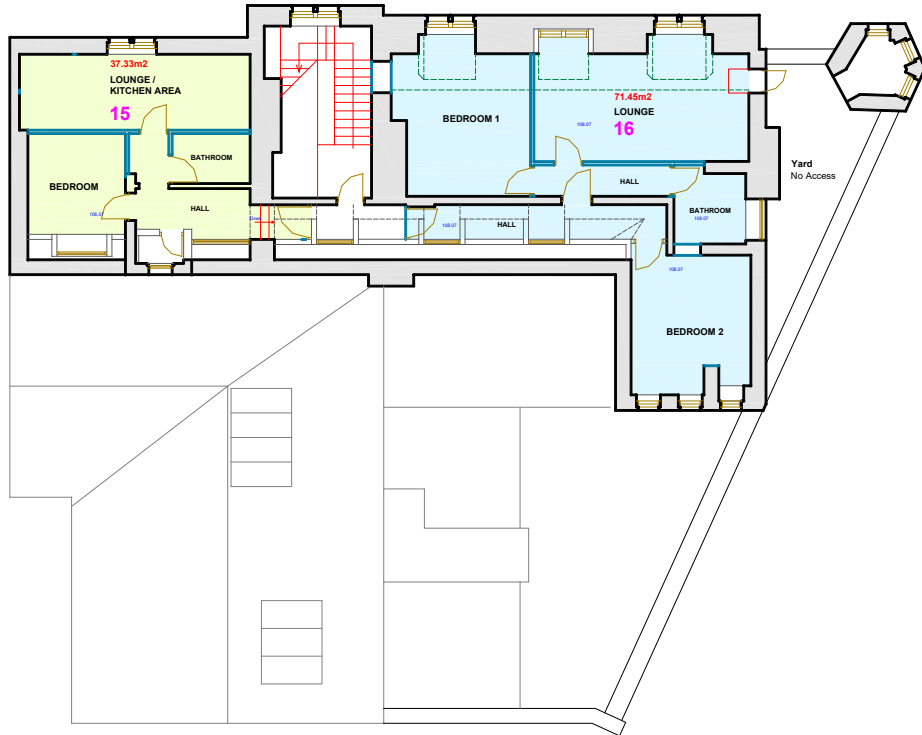
LAYOUT – MA APPROVED SECOND FLOOR & PROPOSED SECOND FLOOR



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Proposed Second Floor Plan – MA APPROVED



Proposed Second Floor Plan

SITE LOCATION

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REFUSE MANAGEMENT

APPEARANCE



The proposal looks to retain the existing building character as much as possible, as such the proposal will retain the existing stone features found throughout the original section of the building. Existing window openings are to be retained entirely with new window fixtures proposed to improve the thermal and acoustic values of the building and the proposed residential tenants.

Various extensions and alterations have been made to the building over the years, satellite images seem to illustrate where the original building starts and ends and where extensions have been constructed. When considering the proposed extensions, great emphasis was placed on the extensions being located on or off either the existing extended areas of the building or areas of the original building that are hidden from the front elevation in order to retain the character of the original building and where the extensions would come into contact the original building, that the extensions did not cover or remove any stone features or windows. With the above in mind the terrace area is clearly the best area of extension given its overall area, its separation from the original building and the fact that it is hidden from the principle elevation from Crompton Street. Additional minor extended area are found over the two storey south extension, these consist of a small gable build up with matching bricks and two small flat roof dormers. The extended area over the terrace and the two small dormers would adopt a flat roof design to echo the existing dormers found on the original building and reduce the overall proposed scale of the extensions while the gable roof build up would provide natural tiles to match the existing roof(s). The façade to the new proposed dormers along with the extension over the rear terraces proposed as a standing seam sheet material connected to a timber frame structure, it is considered that the standing seam material would add a modern appearance to the newly extended area while completely maintaining the original building.

Overall the proposed extensions offer the required internal floor space required for the proposal while maintaining the character and appearance of the historic original building.



- Original
- Extension(s)
- Unknown

Original vs. Extension Diagram



Existing Front Elevation



Existing Side Elevation 1



Existing Side Elevation 2



Existing Rear Elevation

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Proposed Side Elevation 1



Proposed Rear Elevation



Proposed Side Elevation 2

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Proposed North Facing Elevation Image

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Proposed South Facing Ariel Image



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Proposed South Facing Image

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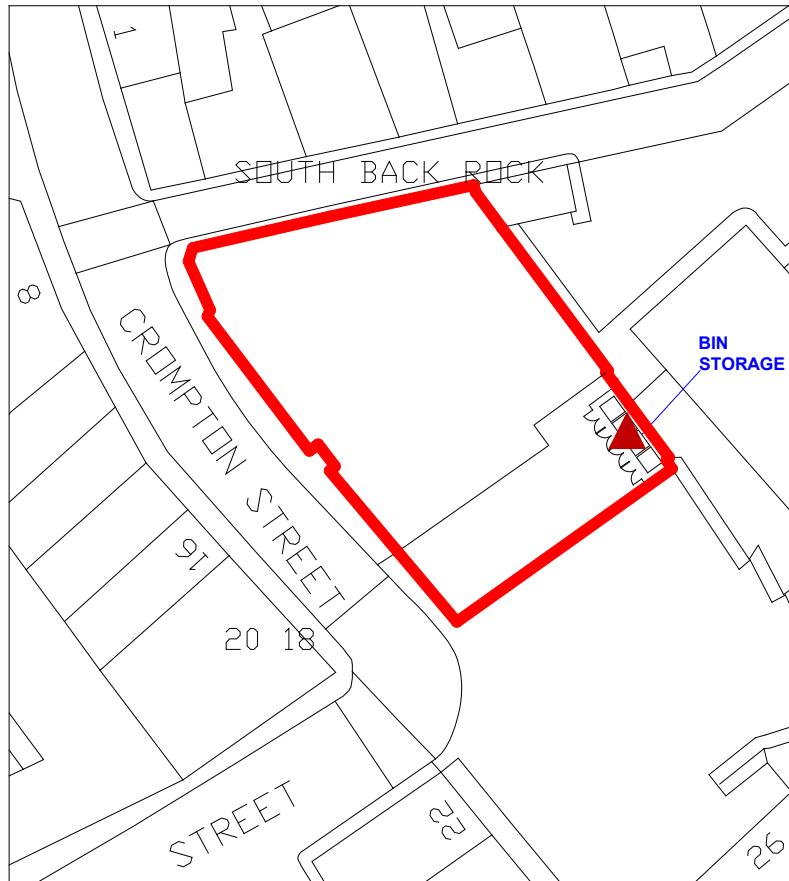
SITE LAYOUT & ACCESS

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REFUSE MANAGEMENT



Proposed Site Plan



Bin Store Locations

Refuse Management

The proposed development would be provided with dedicated bin storage space to the exterior of the building. The bins would be sheltered within a decorative timber enclosure as similar to the below image. Refuse collection would be managed either by an external company or by the current building refuse management method.

Bins to be provided are to be in line with the requirements of Bury Council prior to first occupation.



Bin Storage Unit
Example