

Design and Access Statement

Single storey rear extension to Mezzaluna, 277 Bury New Rd, Whitefield



1.0 Introduction

This statement sets out the design considerations for a proposal to extend an existing restaurant at ground floor level.

The statement has been prepared to address the requirements of the The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013. It considers the proposals in relation to the National Planning Policy Framework (NPPF) and local plan policies and should not be used for any other purpose.

The design has been prepared by Storah Architecture and is described in drawings 22-052-001, 22-052-010, 22-052-300 and 22-052-310.

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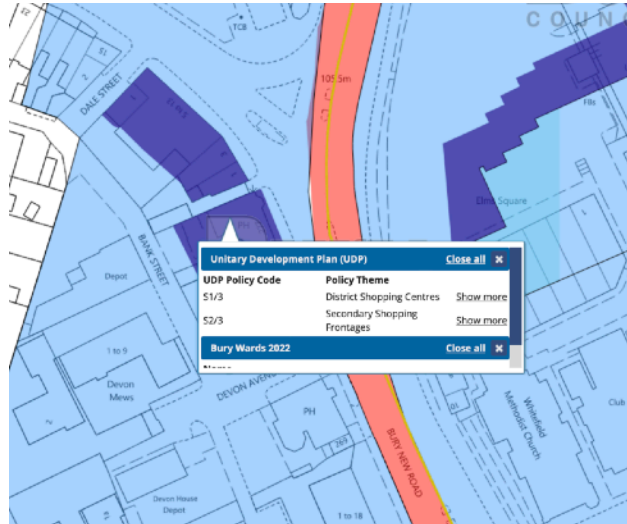
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2.0

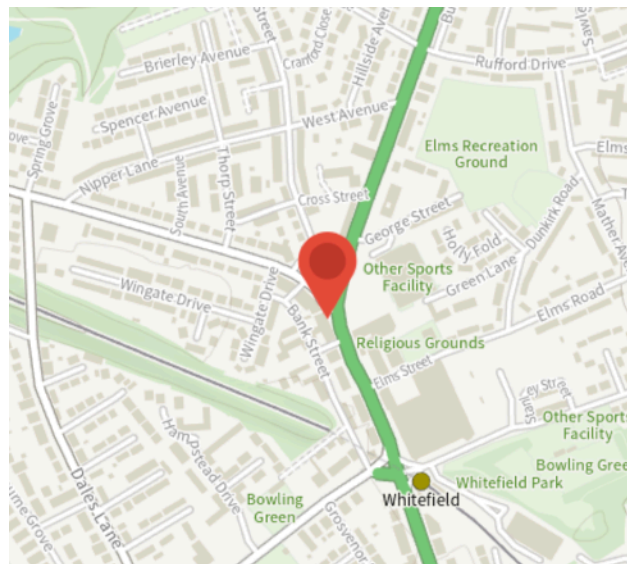
Site Context

The site is located within the centre of Whitefield along the A56 (Bury New Road) at the junction with Radcliffe New Rd. The property is detached with a row of terrace properties to either side. The property is located within the main shopping area of the district centre in Whitefield. On the opposite side of Bury New Road is Elms Square and Elms Square Car Park.



Site as identified on UDP map

The site is located within Flood Zone 1, as defined by the Environment Agency on their 'Flood Map for Planning'.



Site as identified on the Environment Agency's 'Flood Map for Planning'

The site is not located within a Conservation area and does not involve or impact any listed buildings.

3.0 Requirements of the Brief

The property consists of a ground floor restaurant, with an existing flat to the first floor. The restaurant is in an accessible location to serve the local areas and would benefit from additional covered dining space and ancillary space to the kitchen. The ancillary space is to allow for better working conditions within the kitchen. The restaurant has a garden to the rear. It is proposed to extend the restaurant at the rear into the garden to provide the additional covered dining and ancillary space needed.

4.0 Design

4.1 Amount

The proposed is considered a minor development as an extension of approx 67.4m².

4.2 Layout

The layout of the extension has been designed to increase the covered dining area and provide necessary ancillary space to the existing kitchen. The ancillary space is to allow for better working conditions within the kitchen.

4.4 Accessibility

The main entrance to the restaurant from Bury New Road will remain unchanged. The new extension will have level access through to the existing floor level in the restaurant. The entrance to the flat above remains unchanged.

4.5 Crime Prevention

The existing security system(s) will be extended throughout the new extension.

4.7 Scale

The size of the extension has been determined by the dimensions of the existing garden with consideration on maintaining space for a garden to the rear of the extension. The extension will be single storey only, in consideration of the surrounding buildings in the immediate context.

4.8 Landscaping

The boundary wall to the side of the garden will be built to run level and as part of the extension. The landscaping to the garden and patio will remain as existing.

5.0 Appearance

The proposed extension will be built from brick with part constructed using a steel portal frame. The roof to the extension will be part flat roof and part glazed retractable roof. The windows and doors to the extension will be in grey uPVC in keeping with the existing building.

6.0 The Context and Impact of the Proposals

The extension has been designed to be sympathetic to its immediate context and character of the existing buildings on site. The extension will be single storey only, in consideration of the surrounding buildings in the immediate context.

With regards to privacy and daylighting and amenity space, the proposed extension will have a part pitched glazed retractable roof, which will allow sufficient daylight into the

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depth of the plan and reduces the need for windows to the side of the extension facing the neighbouring property. The windows to the extension have been positioned to face into the existing garden so as to not affect any neighbouring properties.

The Local Authority's UDP identifies the site within Policy Code S1/3 'District Shopping Centres' and Policy Code S2/3 'Secondary Shopping Frontages'. There are no proposed use class changes within the development and no alterations are proposed to the properties front elevation. Therefore, the proposal does not impact these policies within the Local Authority's UDP.

The opening hours for the restaurant will be unchanged as a result of the proposal.

7.0 Proposed Use

No change of use is proposed from existing E(b) on the ground floor and C3- dwelling to the first floor Use classes.

8.0 Access

The restaurant is accessible by foot, positioned in the district centre of Whitefield and a short walking distance to the nearest bus stop along a main bus route which travels between Bury and Manchester. There is ample parking near to the site with the Elms Square car park immediately across Bury New Rd and Lily Hill Street Car Park 0.1mi further down Bury New Rd.

The waste management strategy and area for bin storage will be as existing.

9.0 Heritage Impact

The proposed extension has been designed to be sympathetic to its immediate context and character of the existing buildings on site. The site is not located within a conservation area or within 50m of a listed building.

The proposal will therefore not cause harm or loss of historic fabric to any nearby listed buildings, nor impact their significance or understanding. The proposal is not considered to adversely affect or detract from its context or setting.

10.0 Conclusion.

In conclusion, the proposed works are considered to meet the requirements of the NPPF and the policies of the Local Plan.

Prepared by

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Appendix A - Photographs

