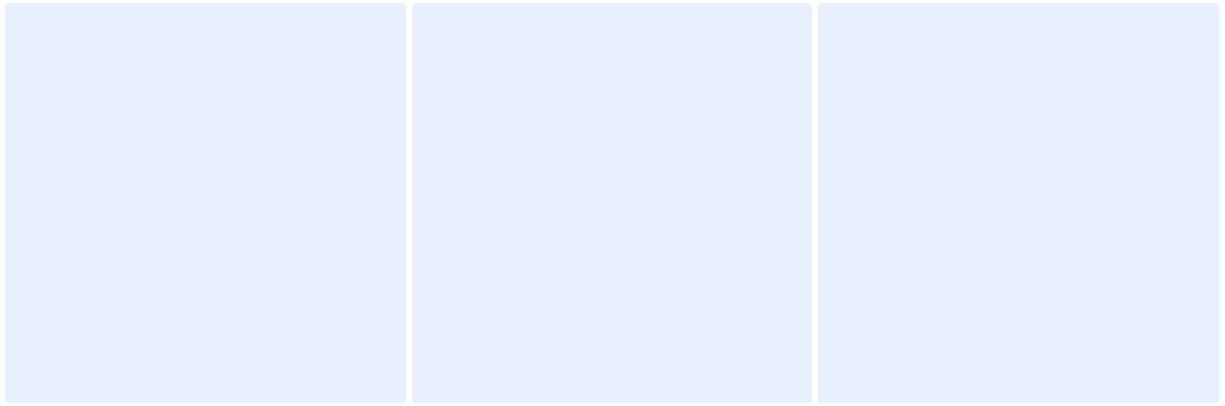




Design & Access Statement

Land off Spring Lane,
Tottington,
Bury

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1.0 INTRODUCTION

This design and Access Statement has been prepared to accompany an application for a proposed new build property on the land off Spring Lane, Tottington.

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:

TDS-25-196-00 Location Plan

TDS-25-196-01 Existing Site Plan

TDS-25-196-02 Proposed Topographical Site Plan

TDS-25-196-03 Proposed Floor Plans

TDS-25-196-04 Proposed Elevations

TDS-25-196-05 Proposed Landscaping

TDS-25-196-05 Proposed Boundary Treatment

2.0 SITE AND SURROUNDINGS

The property is located in Tottington approx. 3.5 miles north west of Bury town centre.

Much of the surrounding area to the site is made up of residential housing.



A view looking into Spring Street from Market street, Tottington.



A view looking back onto the land from the end of Spring Street.



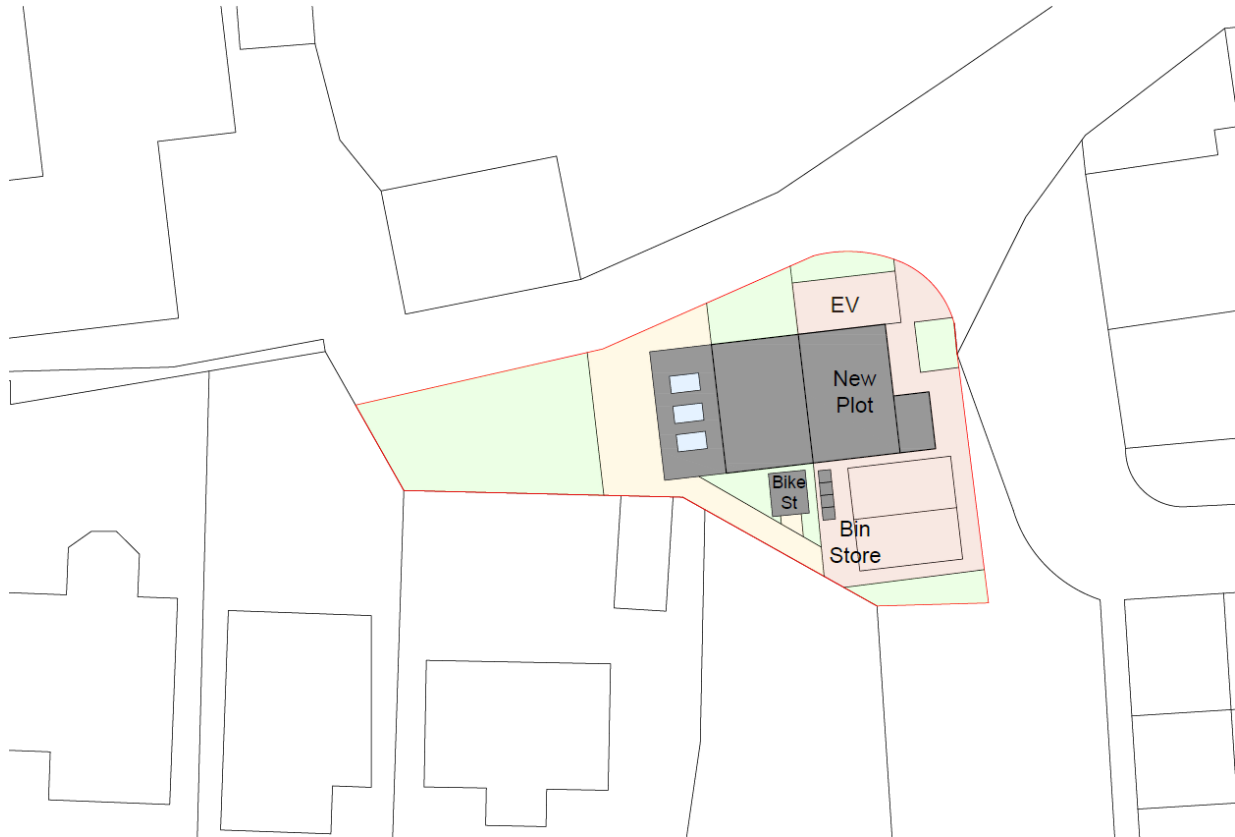


The site sits between multiple developments on both Spring Street, Spring Terrace and Spring Vale Street

3.0 PROPOSED WORKS

The land to be built on is currently a section of unused land.

The proposed work is to build 1 new 4 bed property with 3x off street parking spaces (1 EV) and onsite bike/bin storage.



There will be a mix of materials used on site. The patio area will be laid with porous Indian stone and the soft landscaping will be grass. The parking and front walkways will be finished in porous block paving while part of Spring Street will be resurfaced.

The property is proposed to be built from Brick to match the existing properties (in close proximity) This property however will offer a couple of other visual benefits. These will include Stone cills/heads, grey windows and grey cladding on the dormer to match the roof colour.



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.

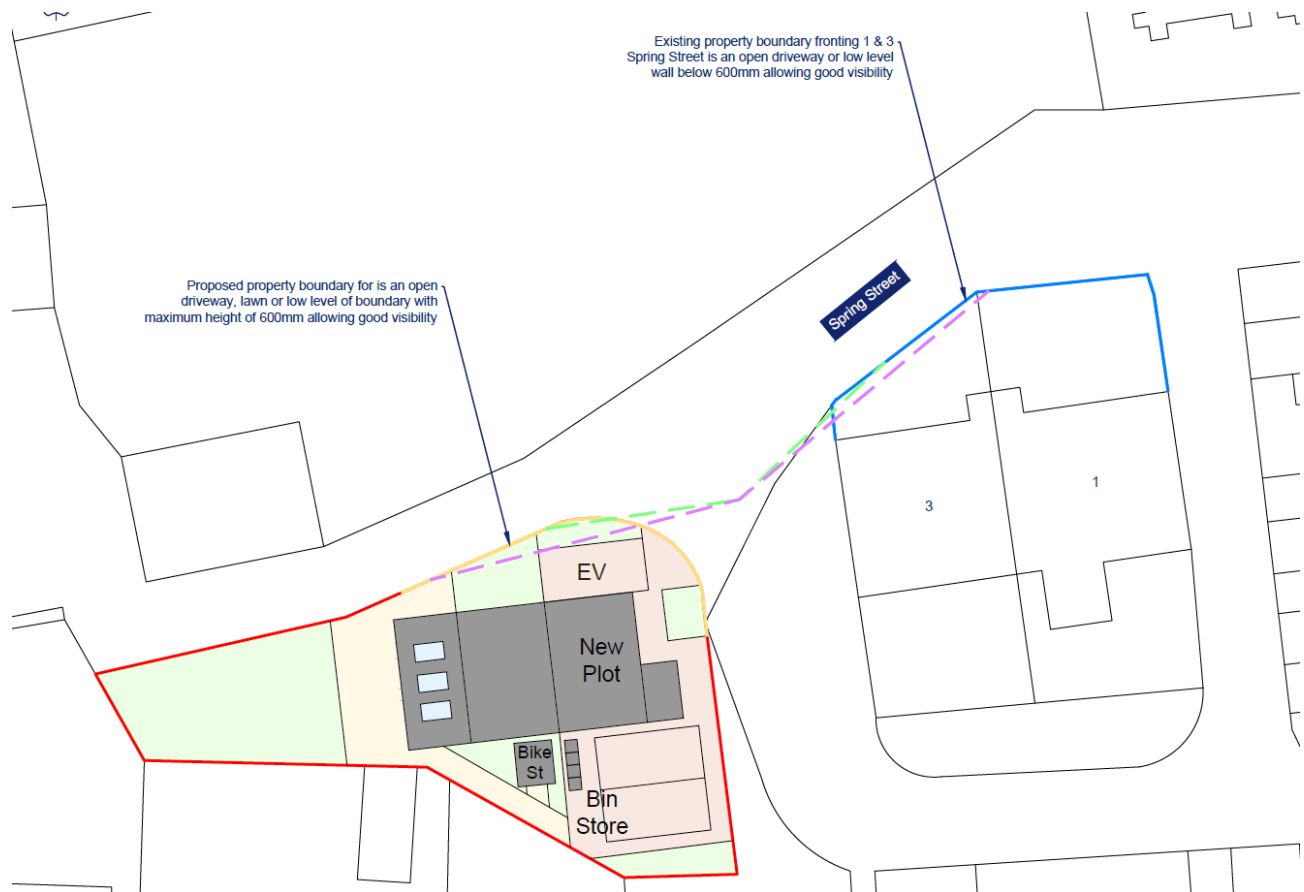
The current intention is to produce the following DPDs which will come together to form a new Local Plan:

- 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 a provision for parking within the site for the new property. Cars will enter site down spring street, please refer to Highway Visibility assessment for further details.



There will be 3 spaces provided for the property which will be accessed via the Spring Street off Market Street. There will be enough room to allow all cars to exit in a forward gear on to the highway. The adopted SPD states that a 4-bed house should allow for 3 spaces – This has been achieved.

With the above being said there is ample storage to the side of the house for bicycle parking as such all rooms will have access to bicycle parking (4x spaces will be provided).

Vehicular and Transport Links:

- Road Network

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

- 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 50m away.

Picture below shows the main bus stop in Tottington which is located at the end of Spring Lane.



5.0 BIN STORAGE

There will be a bin storage area formed at road level down the side of the proposed property. This can be accessed from both the main footpath and out of the front door of the property.

6.0 PHILOSOPHY AND APPROACH

Mr Power (Client) is 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).

7.0 CONCLUSION

The design of the build is in character with the existing surrounding properties and give multiple off street car parking spaces.

In the opinion of the author this project should be granted with the relevant conditions prior to any work starting on site.