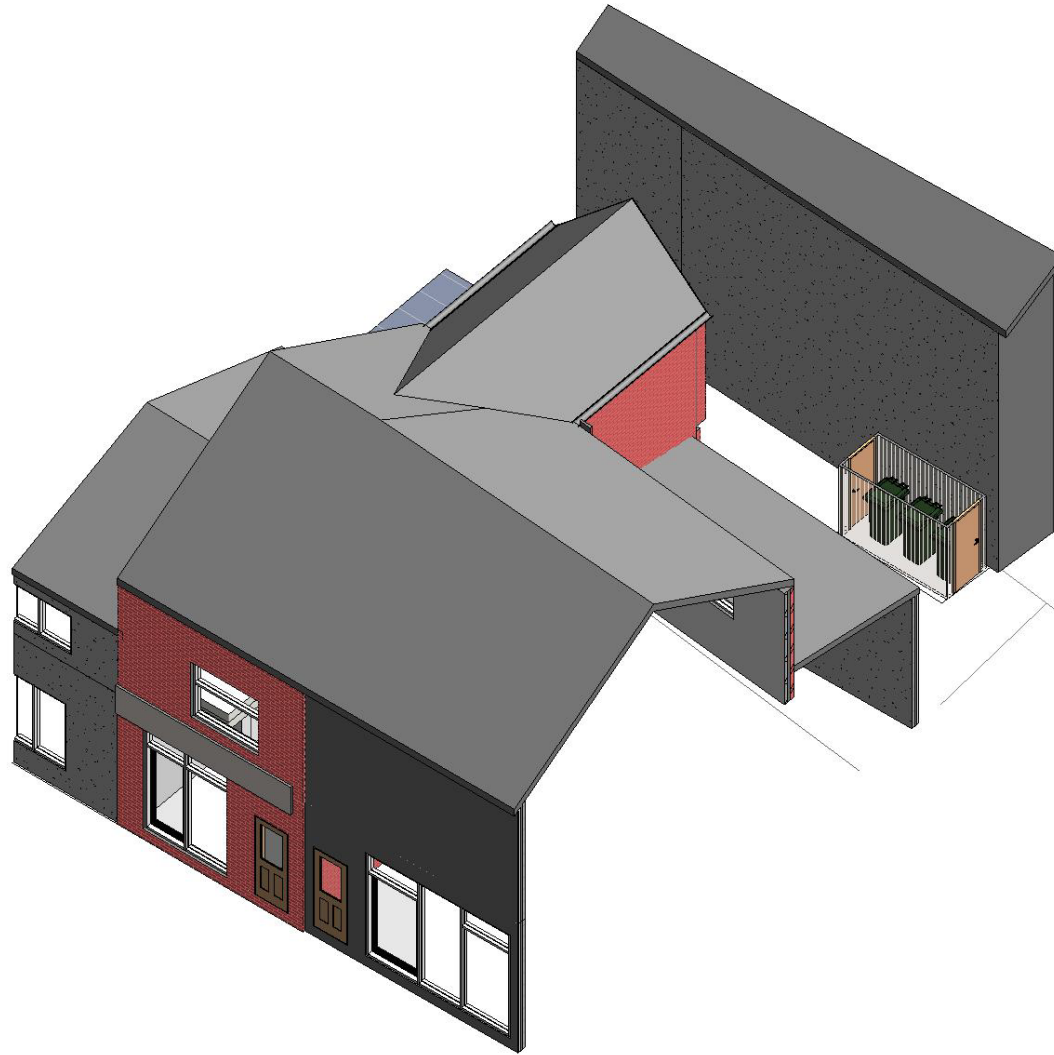




Design and Access Statement

74B WATER STREET RADCLIFFE
M26 4DF

m83

Architecture | Interior design | project management

arb Architects
Registration
Board
REG NO: 110084A

RIBA 
Chartered Practice

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1. Introduction

Introduction

This Design and Access Statement has been coordinated by m83 associates on behalf Richard Crolla. The statement accompanies a detailed planning application for the refurbishment of the premises along 74B Water Street, converting the premises into a 1 bedroom apartment.

The following drawings and documents have been submitted as part of the application :-

- P1 – Location Plan
- P2 – Existing and Proposed Site Plan
- P3 – Existing and Proposed Ground Floor Plan
- P4 – Existing and Proposed First Floor Plan
- P5 – Existing and Proposed Front Elevation
- P6 – Existing and Proposed Side 1 Elevation
- P7 – Existing and Proposed Rear Elevation
- P8 - Existing and Proposed Side 2 Elevation
- P9 – Proposed Bin Store Detail
- P10 – Existing and Proposed 3D Views 1



2. Site + Surrounding

2. Site + Surrounding

The premises is located at 74B Water Street within the District of Bury. The premises is above an existing retail shop.

The premises are located in a highly sustainable and accessible location. High Street is pedestrianised promoting cycling and walking.

Long bus services run along with a number of bus stops located along Water Street. In addition the site is located in close proximity to Radcliffe Tram Stop with connecting journeys to Bury and Manchester City Centre.

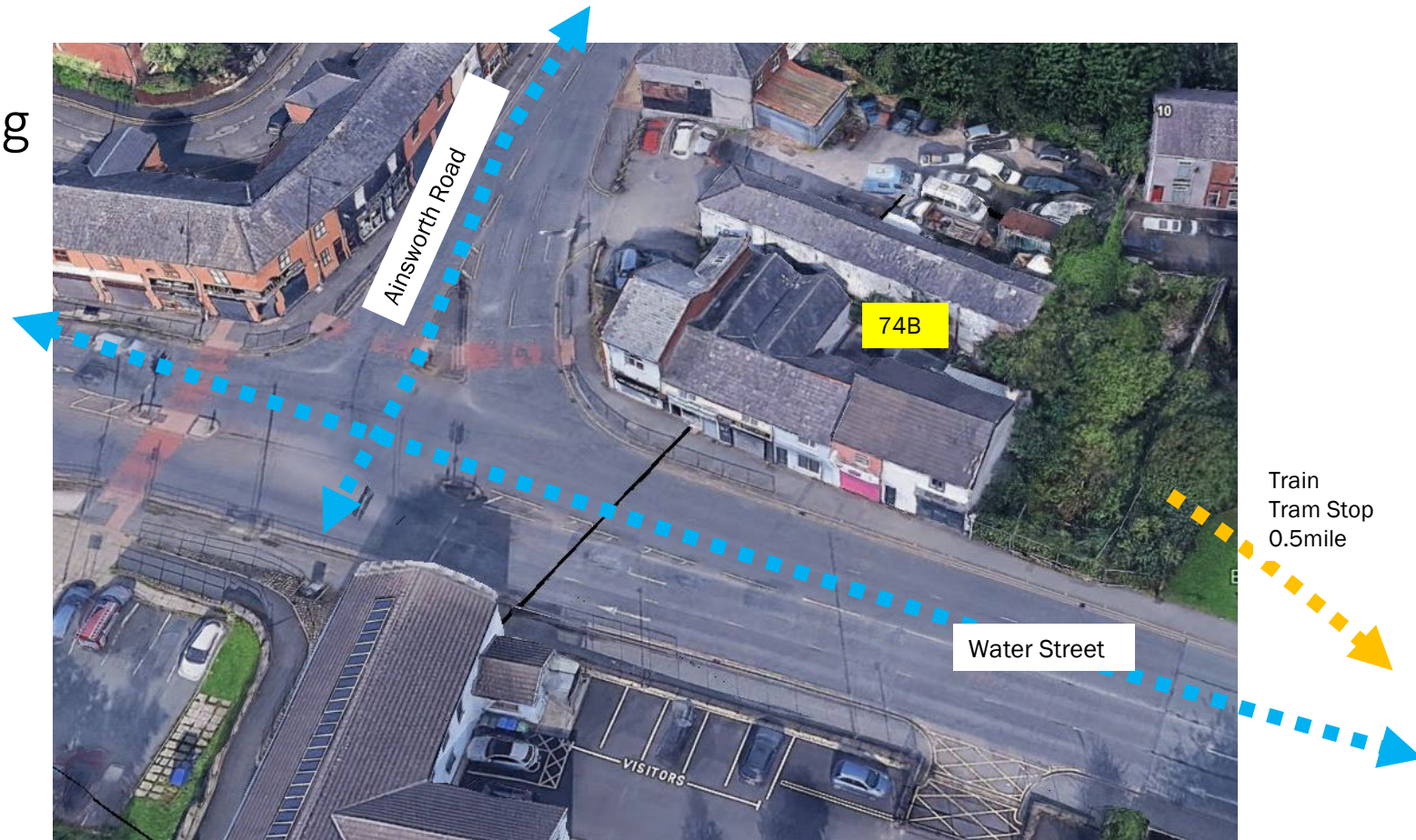


Image from:

<https://www.google.com/maps/place/>



3. Planning History

3. Planning History

- No planning history



4. Proposal

4. Proposal

The premises is currently being used as a storage area for the retail premises below.

The upper level has 1 store with a w/c. Access to an apartment at the side of the property.



Entrance to the front of the premises



Currently the site is disused and in need of repair

4. Proposal

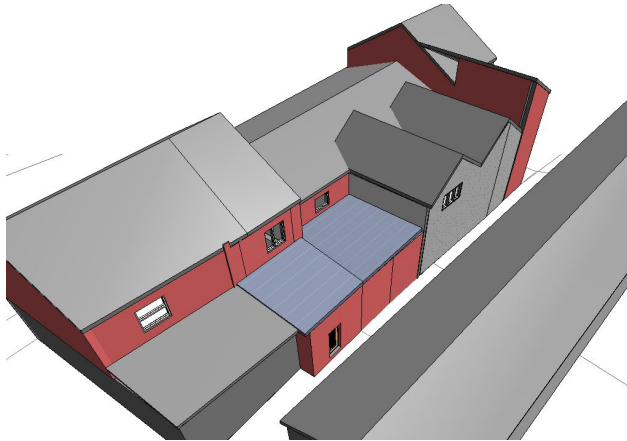
It is anticipated that a reconfiguration of the internal layout would promote the premises in a positive manner.

To ensure the property is suitable for residential use the internal spaces are configured to national space standards.

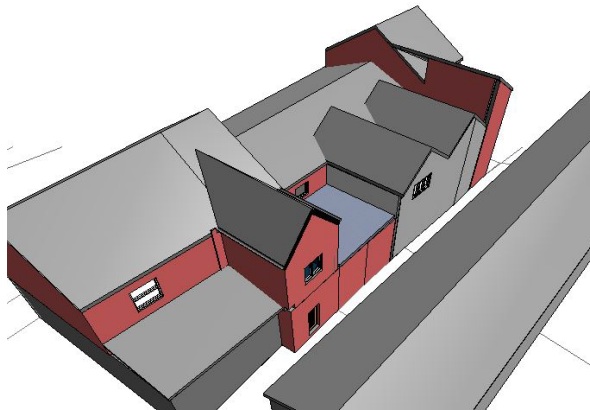
Internal spaces and circulation will be reconfigured so that they comply with Building Regulations.

All windows would be upgraded and new ones installed as part of the works, improving thermal efficiency and offering a improved aesthetic.

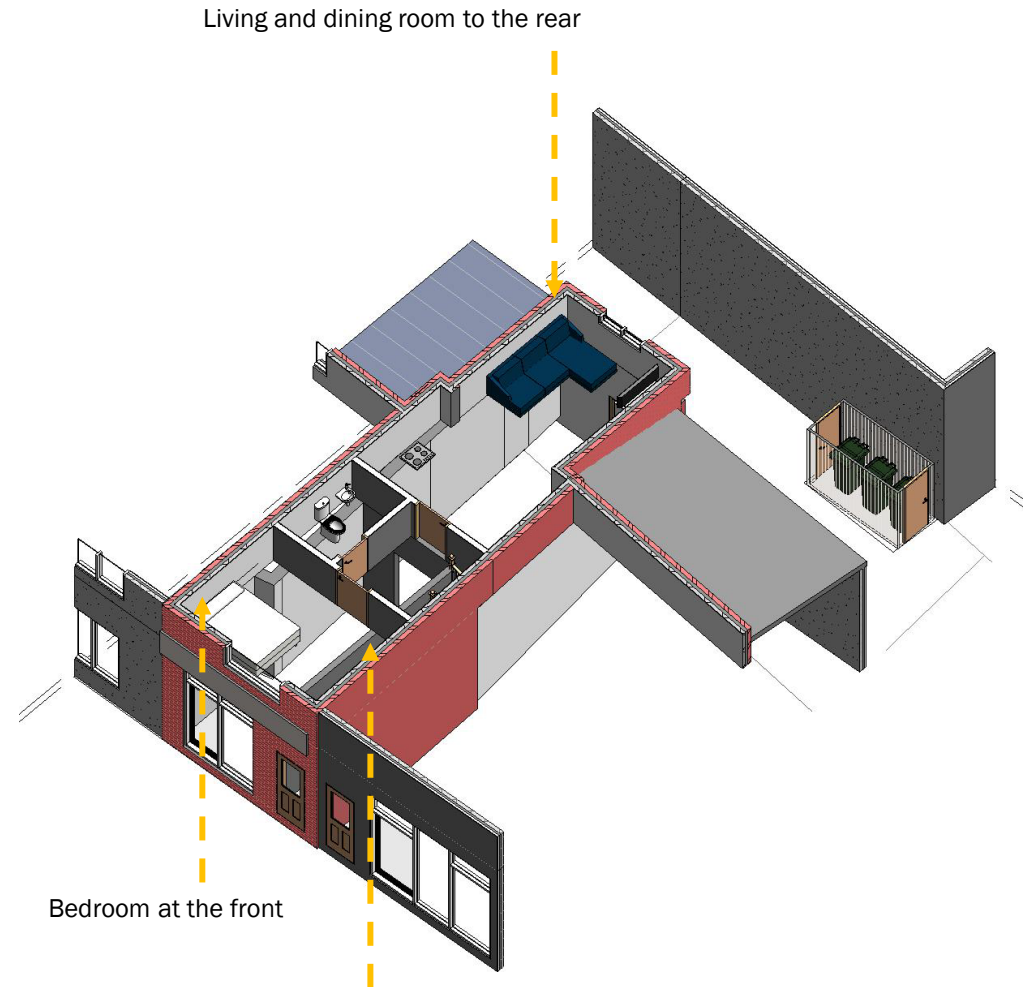
All floors and ceilings will be insulated to help improve the thermal performance of the building.



Existing Rear View



Proposed Rear View



The retail premises will be partitioned creating a separation between retail and residential.

5. Planning Policy Context

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National Planning Policy

National planning policy is encompassed in the National Planning Policy Framework, published in March 2012. Local Authorities are required to take its contents into account when preparing their Development Plans and also when making decisions on planning applications and appeals.

It sets out in a comprehensive document the Governments economic, environmental and social planning policies for the country and requires that the planning system must play an active role in guiding development to sustainable solutions.

A presumption in favour of sustainable development is central to the NPPF. It states that without economic growth a sustainable future cannot be achieved. A set of 12 core principles are set out in paragraph 17 which, amongst other things, seek:-

Planning should proactively drive and support the sustainable economic development that this country needs making sure that every effort is made to identify and meet the housing, business and other development needs of an area.

Planning policies and decisions should make every effective use of land and encourage multiple benefits for the use of land.

Planning policies and decisions should actively manage patterns of growth fullest use of public transport, walking, cycling.

Seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Support transition to low carbon future in a changing climate, including encouraging the use of renewable resources.



5. Planning Policy Context

Section 2 refers to the need for recognising town centres as the heart of communities and ensuring their vitality. It seeks to promote competitive town centres through the provision of customer choice and a range of suitable uses reflecting the individuality of the centres.

Section 4 sets out the Government's guidance in respect of transport. It recognises that quality of life and sustainable development depends on transport and easy access to jobs, shopping, leisure facilities and services. It stresses the need for safe, efficient and integrated transport system, balanced in favour of sustainable transport modes giving people real choice.

Section 7 relates to design aspects of development and Paragraph 56 states that, Good design is a key aspect of sustainable development and is indivisible from good planning'

Policies and decisions should ensure development functions well and adds to overall quality of the area, create attractive places to live, optimise the potential of the site, respond to local character and, 'Reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation'



6. Conclusion

6. Conclusion

The proposals is to extend the ground floor premises, a single storey rear extension and internal configuration of the floor.

The proposals would not detract away from the architectural aesthetics of the building, thus maintaining its positive effect on the local area and complying with policy EN1.

In view of the above, it is considered that a proper assessment of the proposal reveals that it complies with the relevant national and local planning policy and that planning permission should be granted.