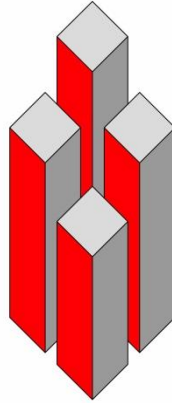


WALKERDESIGN



DESIGN & ACCESS STATEMENT



ON BEHALF OF

LION SHARE PROPERTIES LTD.

PROJECT

UNIT 2, VICTORIA RETAIL PARK
VICTORIA STREET
BURY
BL8 2EQ

1.0 Introduction

This statement is prepared to support the planning application for the proposal of alterations to the external façade with external works and Drive-thru Lane. This document aims to address the issues that need to be concentrated as part of any Design and Access Statement, these being the amount of development, Layout of Buildings, Routes and Spaces, Scale of buildings, Landscaping and appearance.

This statement is to be read in conjunction with all the supporting documents and drawings provided with the planning application.

2.0 Site and Property Description

The existing site is a Unit within the Victoria Retail Park, fronting Bolton Road. The retail park comprises of 3 Units; Lidl Store, Unit 1 and 2 as a separate building and associated parking. The area is predominately hard standing (concrete and tarmac finish).

The town of Bury lies to the North of Manchester with links to M66. The site lies within close proximity to the town centre with commercial & retail establishments in the vicinity. It also lies surrounded by the Whitehead park along the western boundary.



Figure 1: Google Map indicating Existing Site Location

3.0 Proposed Development

The proposal consists of the alterations to the external façade of an existing building, external works with a Drive-thru Lane, Trash and Service Yard. The existing Unit 2 consists of an internal area of 230m²/ 2475ft². The proposed development includes the part demolition of the existing side elevation to accommodate a Drive-thru lane. The proposed unit will then result in internal area of 185m²/1990 ft² to be used as a coffee drive-thru.

4.0 Planning

The Planning history is detailed as below:

Application Reference No	Decision Date	Description	Decision
56249	18 th September 2016	Erection of 1598m ² retail food store (Class A1), 325m ² (Class B1/B8) unit and 325m ² (Class A1 trade/ bulky goods) unit together with car parking and landscaping	Refused Allowed at Appeal
58382	16 th April 2015	Variation of Conditions 2 and 15 of Planning permission 56249 to amend floor space to 232m ² (Class B1/B8) unit and 418m ² (Class A1 Trade/ Bulky goods) unit.	Application Approved with conditions
59488	16 th March 2016	Change of Use from Class B1/B8 to any use within Class A1/A3/A5/B1/B8	Application Approved with conditions
60344	16 th August 2016	Variation of Condition No.2 (approved plans) of planning permission 59488 to facilitate alterations to internal layout and elevations	Application Approved with conditions
60638	16 th November 2016	Variation of Condition No.2 (approved plans) of planning permission 59488 to facilitate alterations to internal layout and elevations	Application Approved with conditions

Table 1: Planning History

5.0 Planning Policy

The proposed development has been assessed against certain policies relating to the National Planning Policy Framework (NPPF), the Bury Unitary Development Plan (UDP) and Bury local Plan (BLP). These papers provided us with points for consideration and areas requiring detailed assessment against their policy. The NPPF provides guidance on planning policy to ensure positive and competitive town centres. It is imperative that policies and decisions support the role of the town centres at the centre of local communities and encourage the growth and development. The NPPF also promotes competitive, viable and vital town centres. The core principles form an integral part of decision-making with a view to enhance and improve places, supporting economic development through job creations and encouraging use of land in Urban areas.

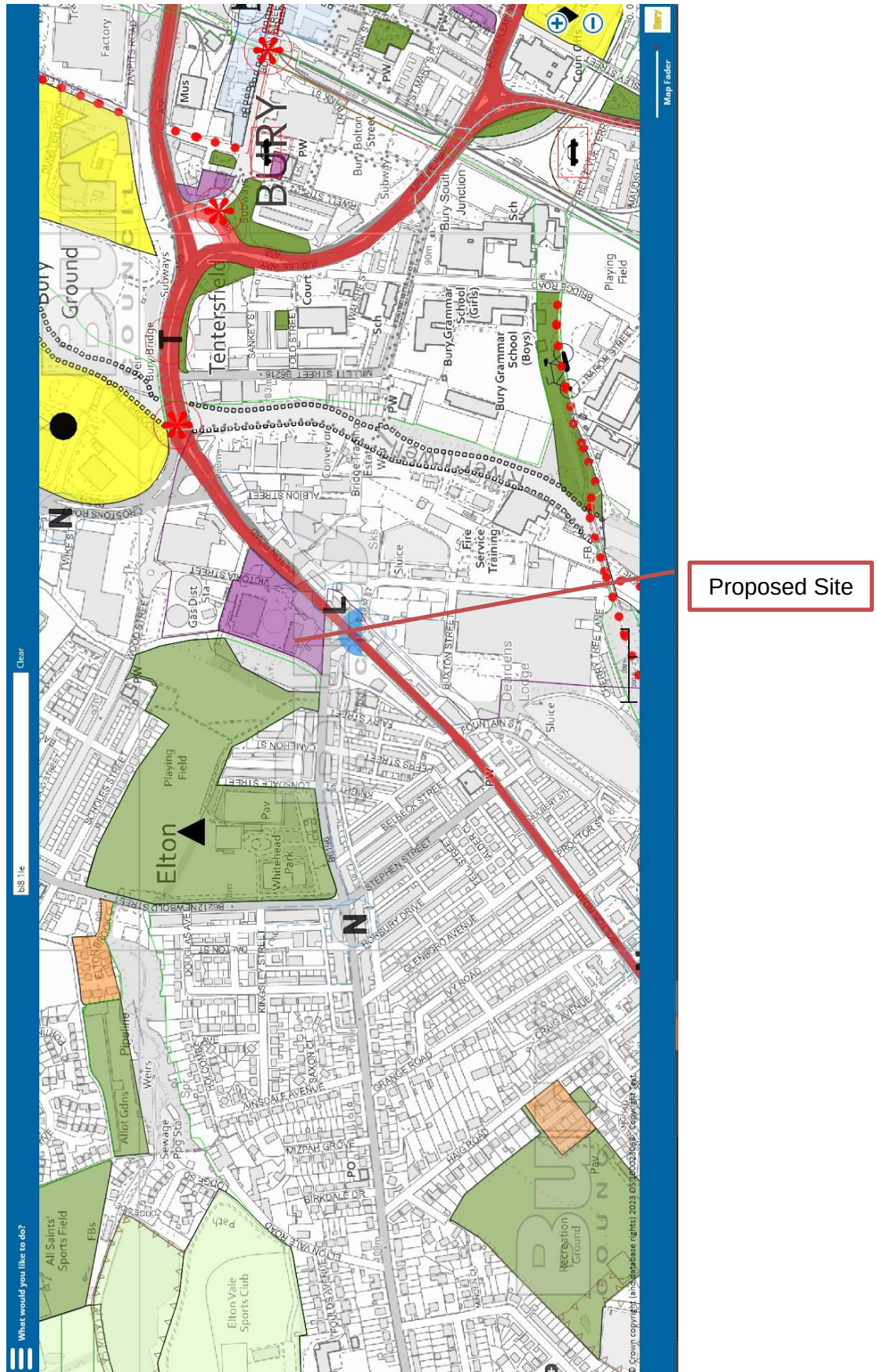


Figure 2: UDP – Policy Map

The Bury council adopted UDP lists out strategies, policies and proposals for investment and development. As highlighted in the NPPF, the strategy aims to create successful and accessible city and town centres with various opportunities for residents and visitors. The Policy map indicates the site as an Employment generating Area with reference to Policy EC1/ EC2. Under EC1/1/7 – Victoria Street (Former gas works) was identified for redevelopment. As per the UDP appendix 2, the site is classed as a Local Shopping Centre within the retail hierarchy and the council seeks to maintain and enhance local shopping centres and encourage facilities. The site is also located along Bolton Road which has been identified as Strategic Network Route. As per previous planning applications, the class for the site is A1/A3/A5/B1/B8 with the Drive-Thru being class E (a) formerly A3.

6.0 Design and Access Statement

It is imperative to assess the application on the amount, layout, scale, appearance and access to reflect on the relationship between the site and neighbouring properties.

6.1 Amount

Existing Site Areas	
Unit 2	232 m ²
Total	232 m²

Proposed Site Areas	
Unit 2	185 m ²
Total	185 m²

The Proposal consists of part demolition of the existing Unit 2 to accommodate a drive-thru lane around the building which results in the loss 47m².

6.2 Layout

The existing unit forms a part of the Victoria Retail Park housing a standalone unit with a Lidl and 2 No. units located at the south of the site. The retail park has a common entrance/ exit located at the North of the site with access from Victoria Street.

The proposal doesn't propose alterations to the access into the retail park. The proposal includes alterations to an existing building to accommodate the Drive-thru Lane. The proposed altered unit is a Drive-Thru unit is 185m².

6.3 Scale

The Units are within a proposed retail park. The proposal includes the reduction in the scale of Unit 2 to accommodate the new function.

6.4 Landscaping

All existing landscape is retained within the site. The section of landscape that is proposed to be removed is along the Southern boundary to accommodate the Drive-Thru Lane.

6.5 Appearance

The existing unit with the proposed alteration will match the existing materials and appearance.

6.6 Access:

Vehicular and Pedestrian access to the site remains largely untouched as the ingress, egress into the retail park remains as existing.

With the proposal to develop the unit as a drive-thru, provision is made to ensure safe access to the building. It is the client's intention to provide facilities that conform to the DDA and Part M of the building Regulations. Tactile paving with drop kerbs has been proposed to facilitate Level Access around the building. The automatic doors which are as existing will have a min clear width of 1100mm. Thresholds and sills will be no more than 10mm and will be in contrasting colours to the floor finished as will be all architraves and switches.

The entrance to the unit shall be designed to have a level access and path. The edges of the pavement and footpaths will be defined by incorporating a Kerb. The design shall also aim to achieve a visible contrast between the path and forecourt to make them easily distinguishable. The counter within each unit shall be at a height no greater than 1000mm with toned contrast to aid the visually impaired. All shelving shall be designed straight and not randomly placed to avoid obstruction. A disabled toilet has been provided in accordance with Part m of the building Regulations.

The site also aims to provide 2 nos. disabled parking bays within close proximity of the door. The bay will be 4800mmx2400mm with a 1200mm buffer zone.

7.0 Conclusion

The proposed development is consistent with the existing use of the site in terms of its role and function and in accordance with relevant planning policies. The new Drive-Thru has been proposed on an existing Unit with alterations to the elevations to accommodate the Drive-Thru lane. There will be no demonstrable harm to neighbouring amenities, visual amenities or highway safety. In addition, the proposed development will result in significant planning benefits in terms of Job creation, visual amenity, enhanced facilities for residents and visitors with improvement to operational efficiency and traffic circulation of the site.

In view of the above and what been approved previously, it is considered the scheme satisfies national and local policy and represents a suitable development proposal for the site that addresses all the relevant and material considerations and it is considered that planning permission should be granted.