

# Design, Access & Heritage Statement

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387 Bury New Road,  
Prestwich

November 2022

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## 1. Background

### 1.1. Introduction

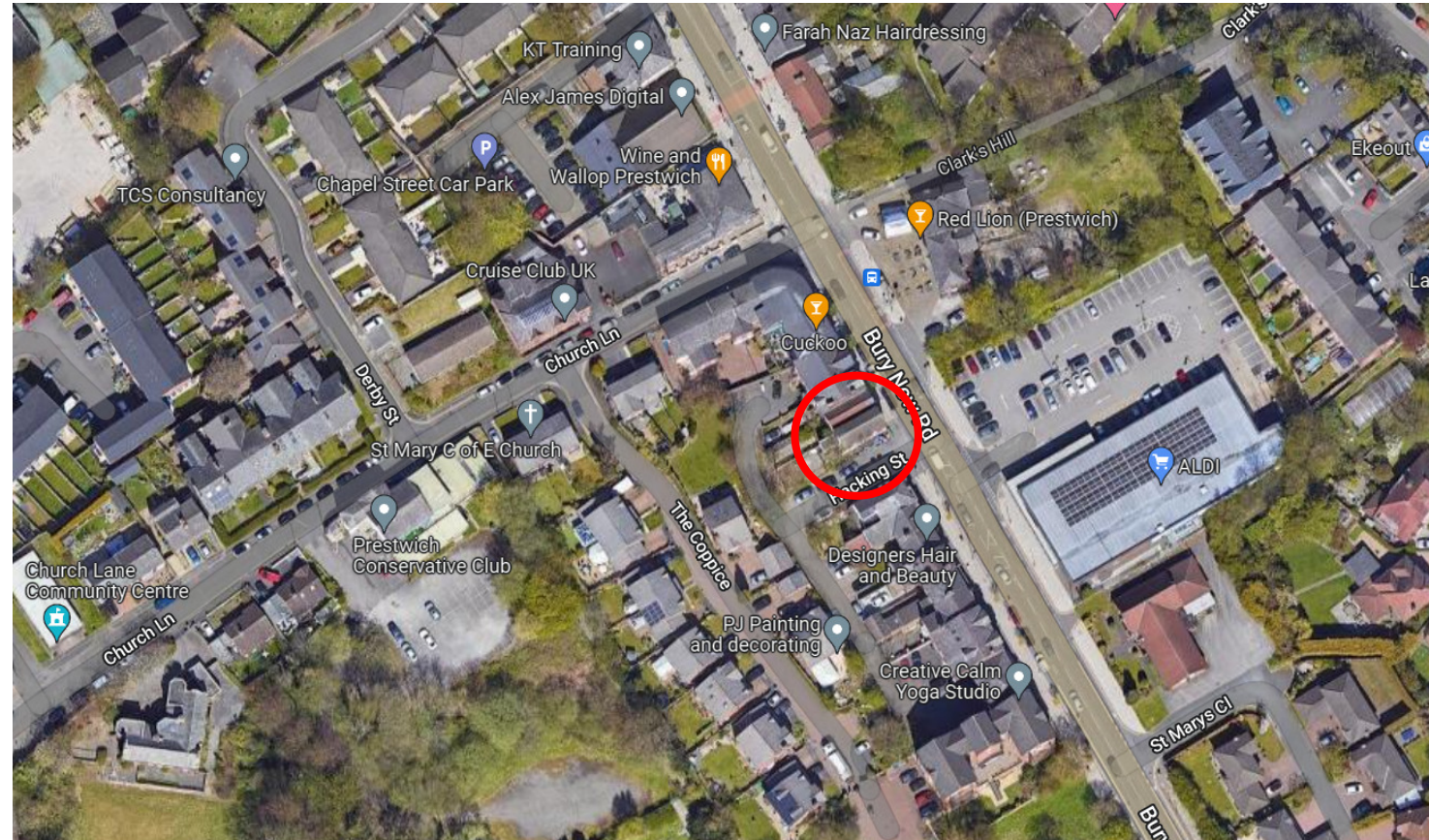
This Design and Access Statement (DAS) and Heritage Statement (HS) has been prepared in support of the planning application for the proposed conversion and extension of the ground floor and lower ground floors of the existing three/four storey residential building at 387 Bury New Road in Prestwich. It seeks to demonstrate that the proposal is the result of a formal and thoughtful design process and that the scheme proposed is a response to site context, access into and within, materials and architectural detail and that a sustainable approach has been followed.

### 1.2. Purpose of the document

In accordance with The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 and Government guidance setting out the purpose and content requirements of design and access statements in the NPPG. A DAS must:

- (a) explain the design principles and concepts that have been applied to the proposed development; and
- (b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

This statement demonstrates how the design has been informed by a rigorous process of assessment, evaluation and design and includes the following information:



*Aerial view of the site*

- Use - what the building, and the spaces it creates will be used for;
- Layout - how the building and public / private spaces will be connected and the relationship with their environs;
- Appearance - how the building and the internal spaces that are created will look, including building materials and architectural details;
- Access - how the site is accessed and the accessibility of the dwelling within the context of the site.

## 1.3. Existing

### 1.3.1. Location

Bury New Road is the main road linking Manchester and Bury, running straight through the centre of Prestwich village. The project site is located on the southern edge of Prestwich centre, opposite a supermarket

As a fairly central location, the site has good transport links, located on main bus routes to both Manchester and Bury, as well as a short distance to the Prestwich Metrolink stop.

The area is a mix of residential and commercial, with several local amenities along the main road and residential areas just off either side.

Most of the amenities are situated a short distance to the north in Prestwich, with shopping, dining, high street and supermarket facilities nearby.

### 1.3.2. Property

The existing property is a three/four storey end terrace building. It's currently used as dwellings, with the lower floors in need of some renovation.

The main elevation faces Bury New Road, with the side and rear elevations overlooking Hacking Street, a small cul-de-sac that accesses the rear of the other nearby properties on the main road.

The property consists of a three/four storey red brick building with timber and white render features on the front elevation. There are three storeys from ground level up, and a lower ground level below that is accessible from the rear due to the sloping nature of the site.

The main elevation has a narrow band of black painted timber framing white panels, forming an almost mock-Tudor appearance. Within this, the ground level has a single door,

and the upper floors a single window. The side elevation is brick with a number of window openings. The wall from ground floor level downwards is clad in a white render.

The rear elevation is brick with a number of high level French door openings, intended as Juliet balconies, and a low level doorway access to the lower ground floor level accessed by recessed steps. There is an outrigger extension finished in a mix of brick and white render, with a door and window in the side.

The window frames are white uPVC, as are most of the neighbouring properties.

Roof is dual pitch over the main part of the building, and single pitch over the outrigger. Both roofs are covered with dark grey roof tiles.

## 1.4. Planning policies

### 1.4.1. National and Local Strategies

The relevant strategies are:

NPPF Parts 5 - 12

Bury Core Strategy, July 2013

## 2. Design

### 2.1. Planning Approach

The application seeks to obtain full planning consent for the residential development which consists of the development of the lower two floors into 2no. flats, including removal of existing outrigger and erection of rear extension.

## 2.2. Design approach

The application seeks to develop the existing building and expand the number of dwellings. The conversion would result in the reuse of an existing building and an expansion of the local housing stock, while maintaining the relative occupation density of the area. In addition, the use of flats is not in conflict with the local area, as the existing building is currently used as flats.

The design is aiming to offer comfortable living spaces, and external amenity.

## 2.3. Use

The intended use is as 2no. apartments, spread over the lower two floors. These will be a mix of one and two bedrooms each.

## 2.4. Layout

The proposal is to convert the existing lower floors into 2no. apartments over two floors. The ground floor apartment will be accessed via the existing main access from Bury New Road, the lower ground floor apartment will be accessed from the side along Hacking Street.

Habitable rooms have been located along external walls to take advantage of natural light, with circulation spaces along the party wall.

The existing openings to the side at ground floor will be retained, with new windows installed. New windows will be needed for the lower ground floor apartment, with associated groundworks in order lower external ground to below new cills.

## 2.5. Appearance

The existing external appearance will remain largely unaltered, with most of the visual changes apparent from

the side and rear. The new extension will use similar render finish to the existing building, the new roof will use similar dark grey tiles.

## 2.6. Landscaping

We are proposing levelling works in order to facilitate the new windows, as well as create a level access to the new lower flat.

Cycle parking will be provided for 4no. bicycles, as well as a space for the storage of refuse.

## 2.7. Access

The access to the ground floor will be retained, with new door installed. The landscaping will provide level access to the lower flat.

Internally, all doors and hallways will provide necessary clear space as outlined in the Approved Documents.

## 2.8. Heritage Statement

The project site is located in the St Mary's Park conservation area, which is described in the Bury Council website as:

*"The Conservation Area contains a number of areas of distinct architectural form united by St Mary's Park, incorporating Church Lane in the north and extending to the edge of Butterstile Lane. The whole area forms part of a pleasant wooded landscape. The area is dominated by St Mary's Church which dates back to the 15 century, and the mature treescape within Prestwich Clough.*

*The residential parts of the Conservation Area are typified by tree lined streets with substantial properties in large grounds mostly dating from the mid-19 century. The combination of large private grounds and public open spaces results in a lush and heavily tree-lined appearance of the Conservation Area."*

Our approach to this scheme has maintained the core character of both the building and the greater streetscape. The retention of the main façade keeps the building in tune with the neighbouring properties and respects the aesthetic of the area.

The proposed rear extension is also in keeping with the local architectural character and its limited height maintains both a subordinate profile to the main building, as well as respecting the neighbouring properties.