

LAWRENCE/ CHELSEA ST. | BURY

DESIGN + ACCESS STATEMENT

FEBRUARY 2024

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CONTENT



03 - 08 -

INITIAL ANALYSIS_

- INTRODUCTION
- LOCATION
- SITE DESCRIPTION
- TRANSPORT

09 - 10 -

EXISTING_

- PLANS + ELEVATIONS

11 - 21 -

PROPOSALS_

- PLANS, ELEVATIONS + VISUALS

INITIAL ANALYSIS

CONTEXT STUDY

INITIAL ANALYSIS

LOCATION + CURRENT USE

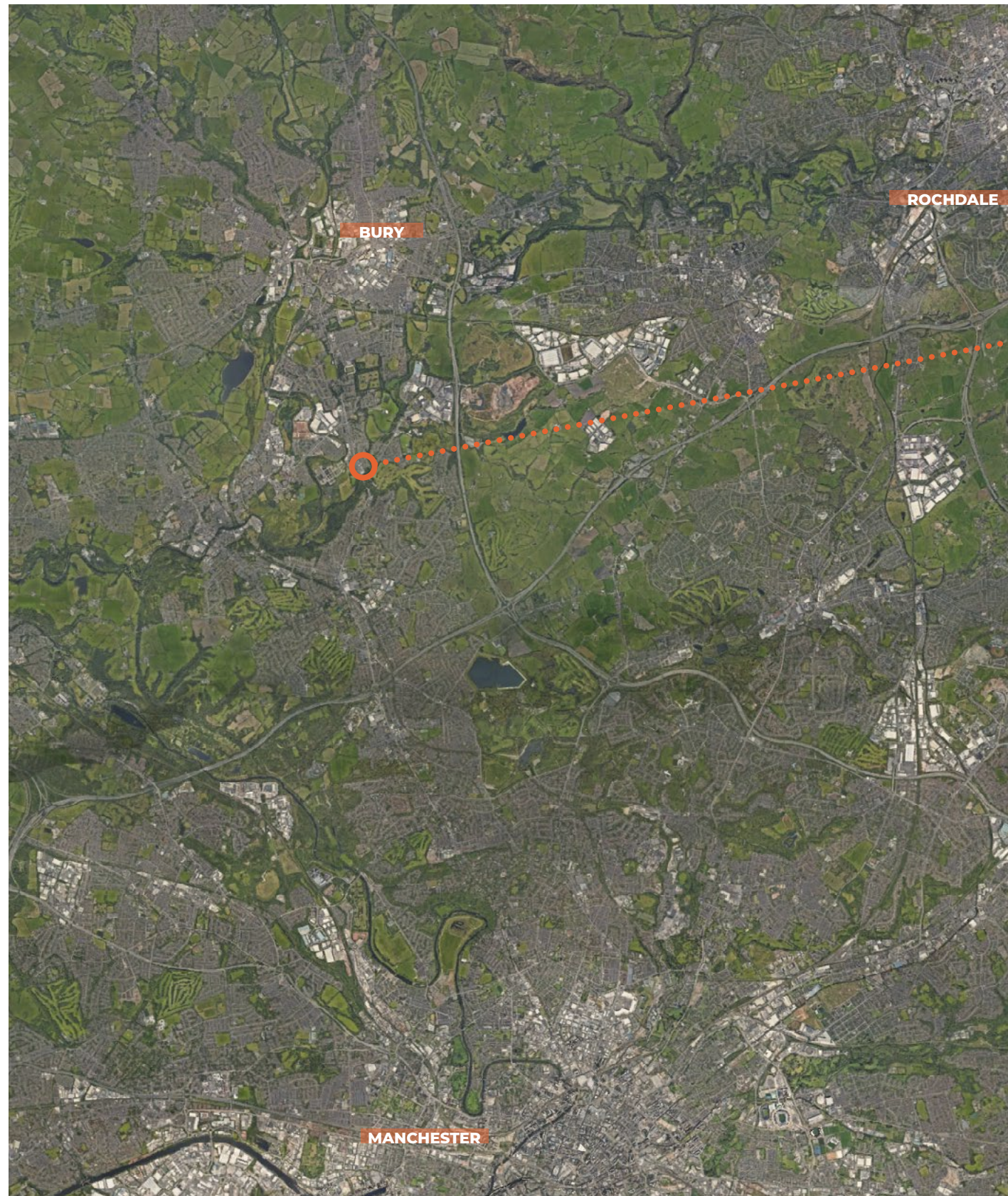


FIGURE 1 | SITE LOCATION.



FIGURE 2 | AERIAL VIEW OF THE SITE.

1.1 | INTRODUCTION

This document sets out our initial analysis and concept for the change of use and development of the former Travis Perkins site following demolition of the existing building proposing 10No. new build town-houses on the site which fronts Chelsea and Lawrence Street, Bury, BL9 9SN.

1.2 | SITE DESCRIPTION

The site for development is approx. 1,120sqm. It is all hard landscaping and currently houses a vacant, brick built commercial unit. The southern boundary fronts Lawrence Street whilst the main addresses Chelsea Street, a short dead-end road which provides rear vehicular access to a handful of nearby residential properties.

The surrounding context comprises a few other commercial properties which front onto Manchester Road whilst the rest are predominantly brick built, residential dwellings.

1.3 | LOCATION

The site is located just off Manchester road to the south of Bury Town Centre. The proposed site is a small commercial pocket surrounded predominantly by residential houses with public transport links directly to Bury Town Centre, the Interchange and beyond.

INITIAL ANALYSIS

LOCATION + CURRENT USE



FIGURE 3 | AERIAL VIEW LOOKING NORTH EAST.



FIGURE 4 | AERIAL VIEW LOOKING NORTH WEST.



FIGURE 5 | AERIAL VIEW LOOKING SOUTH EAST.



FIGURE 6 | AERIAL VIEW LOOKING SOUTH WEST.

INITIAL ANALYSIS

LOCATION + CURRENT USE



FIGURE 7 | CHELSEA STREET VIEW AS OF SEPTEMBER '18.



FIGURE 8 | CHELSEA STREET VIEW AS OF SEPTEMBER '18.

INITIAL ANALYSIS

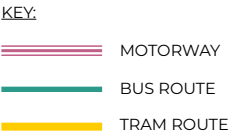
LOCATION + CURRENT USE



FIGURE 9 | LAWRENCE STREET VIEW AS OF MAY '12.



FIGURE 10 | LAWRENCE STREET VIEW AS OF MAY '12.



1.4 | TRANSPORT

The site is well positioned with public transport links and is situated 1.4 miles from junction 3 off the M66.

The Metrolink tram and Bus interchange is situated approx. 1.9 miles from the site with trams running every 12 minutes and frequent buses running directly into Manchester. The public transport system is run by Transport for Greater Manchester making the proposal a great location for commuters into Manchester City.

Bus stops in either direction are situated approximately 150m walking distance from the proposed site providing ease of access to the Greater Manchester transport network.

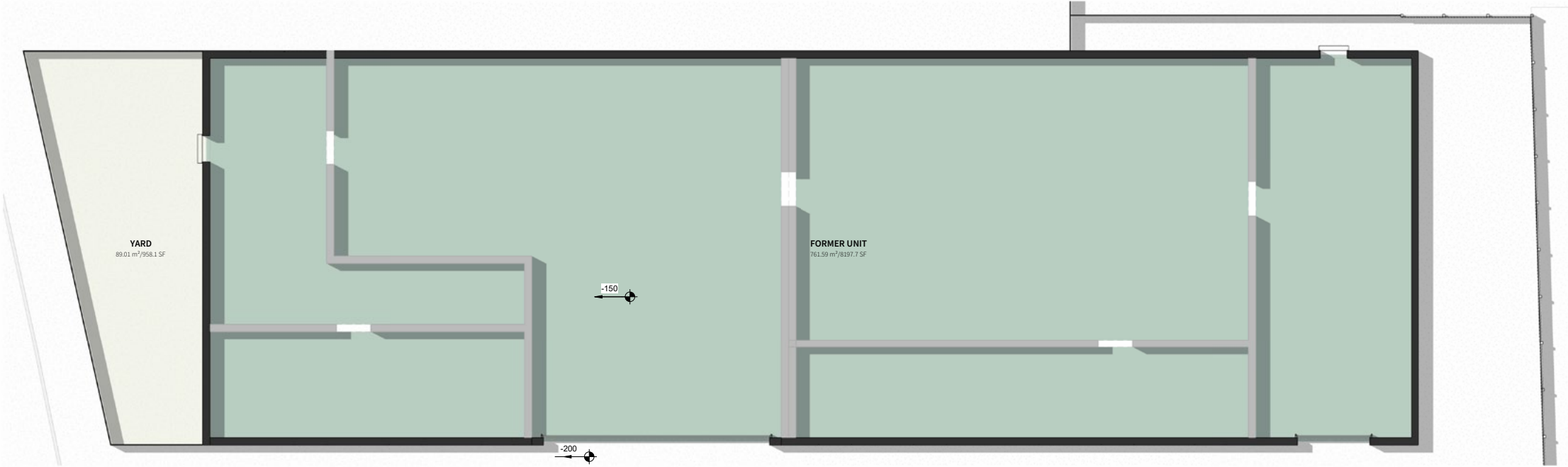
North and southbound motorway junctions are within 6 minutes of the site which are directly accessed via A-roads making travel by car very accessible also.

FIGURE 11 | TRAVEL LINKS DIAGRAM.

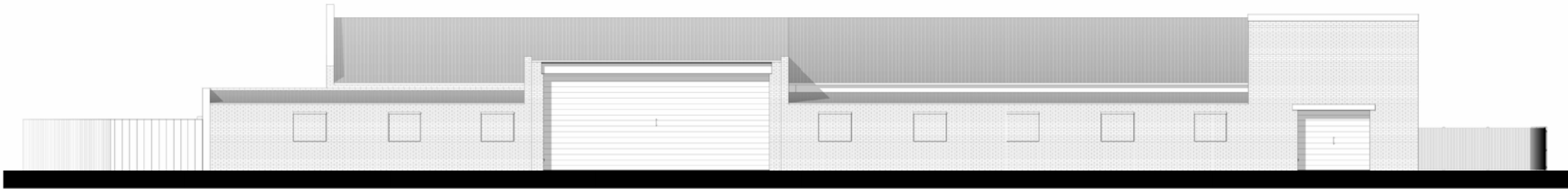
EXISTING

PLANS + ELEVATIONS

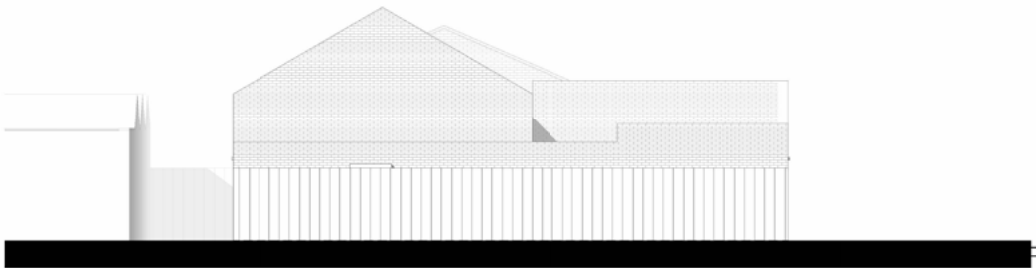
EXISTING
PLANS + ELEVATIONS



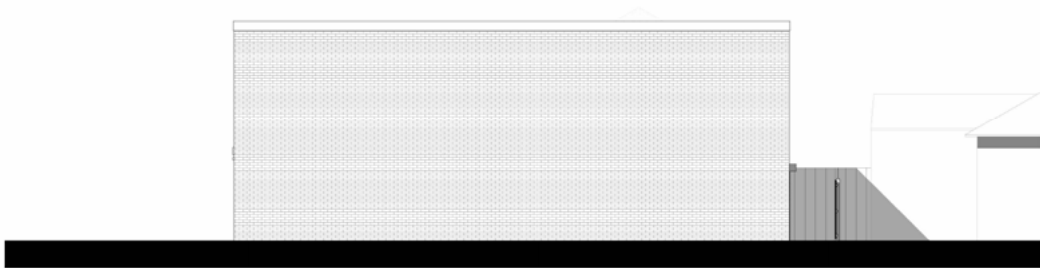
1 GROUND FLOOR PLAN
1 : 100



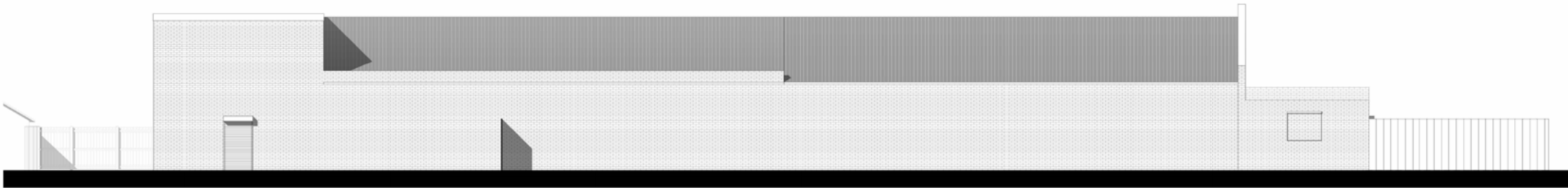
2 ELEVATION EAST - CHELSEA STREET
1 : 100



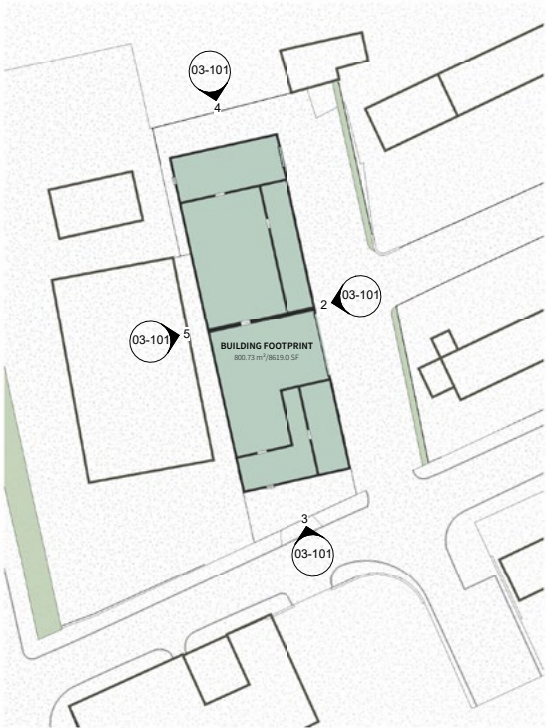
3 ELEVATION SOUTH - LAWRENCE STREET
1 : 100



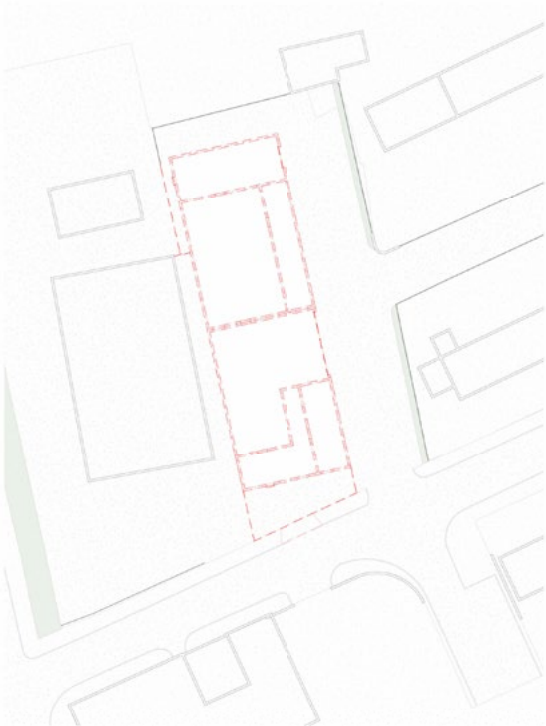
4 ELEVATION NORTH
1 : 100



5 ELEVATION WEST - REAR
1 : 100



6 BUILDING FOOTPRINT AREA
1 : 500



7 DEMOLITION PLAN
1 : 500

PROPOSALS

PLANS, ELEVATIONS + VISUALS



PROPOSALS

DESIGN



FIGURE 12 | LAWRENCE STREET PERSPECTIVE.

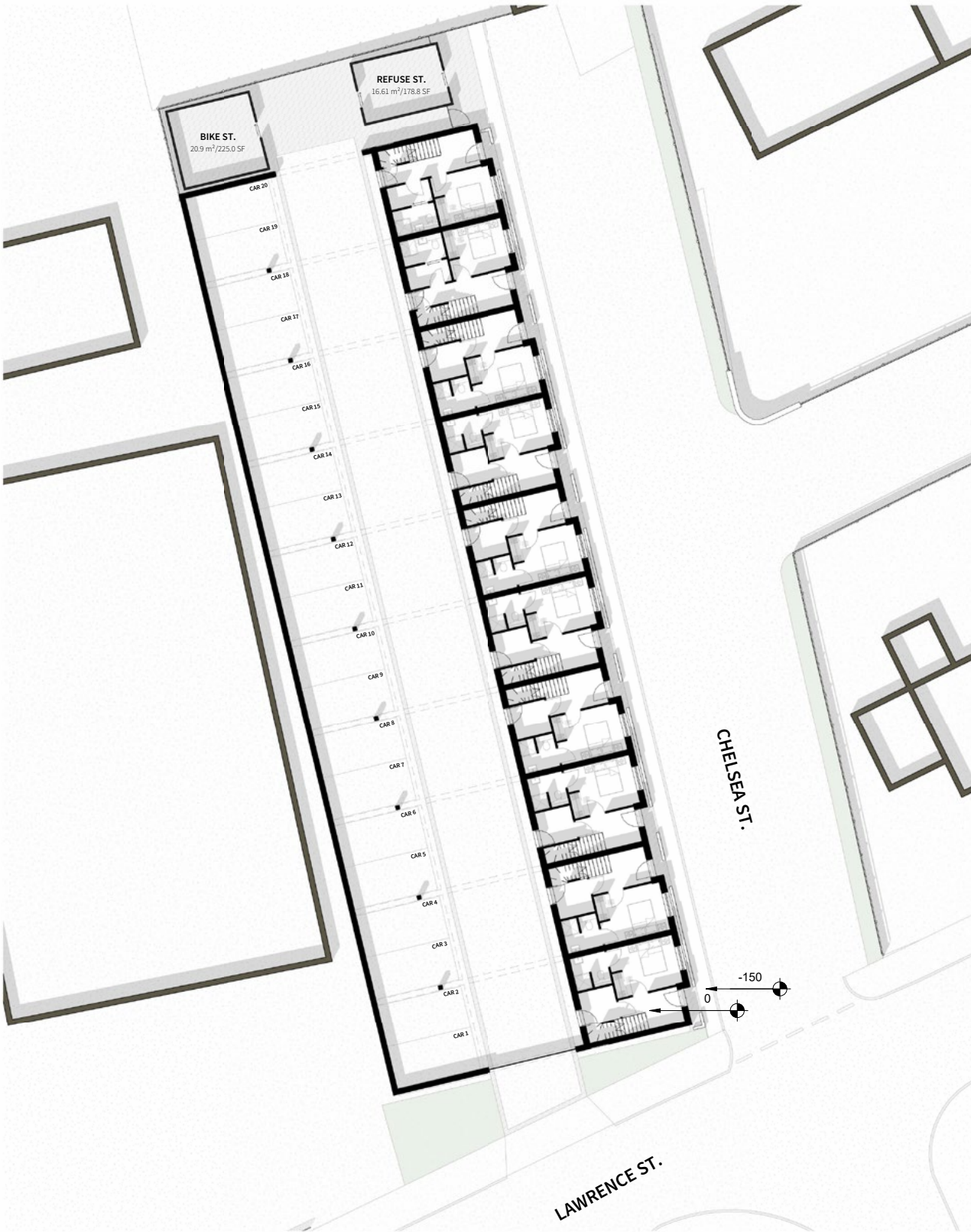
1.5 | DESIGN

- The proposed design, though contemporary in style, sits sympathetically in its context and has been influenced by the surrounding materiality, scale and proportion.
- Each dwelling offers 4No. double bedrooms with an open plan living area and associated ancillary spaces.
- The concept was to raise the living area providing an external decked amenity space at first floor level above the undercroft parking. This would provide adequate external amenity space which would have otherwise been compromised due to vehicular parking standards.
- Further external space is provided as balconies off the master bedroom at 2nd floor level.
- 2No. vehicular parking spaces per dwelling are provided in the secure undercroft.
- Separate bicycle storage and a refuse area are provided to the northern edge of the site which would be gated off from the public.

PROPOSALS
PROPOSED SITE PLANS



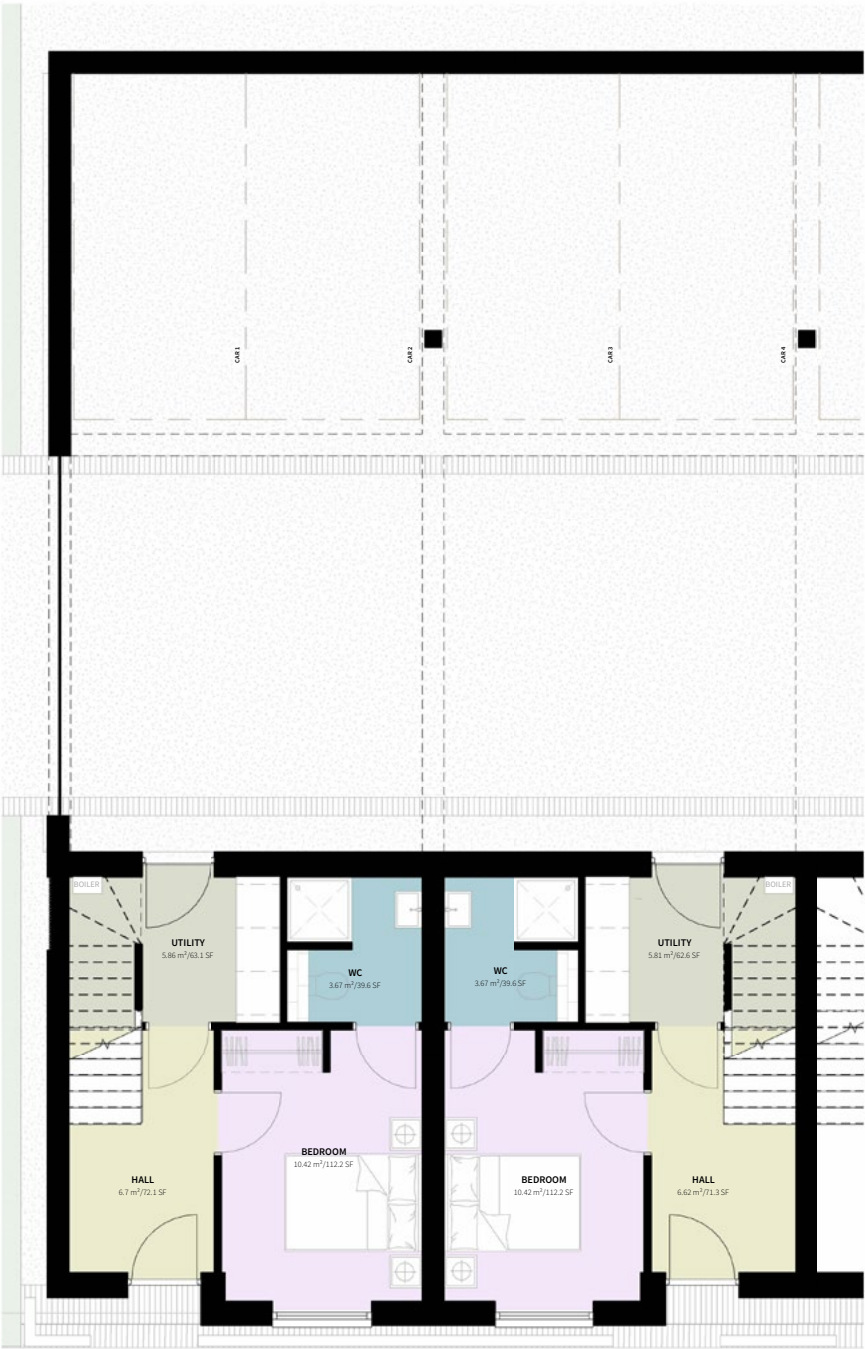
2 ROOF PLAN
1:200



1 GROUND FLOOR IN CONTEXT
1:200

PROPOSALS

PROPOSED PLANS



1 GROUND FLOOR GIFA
1:50

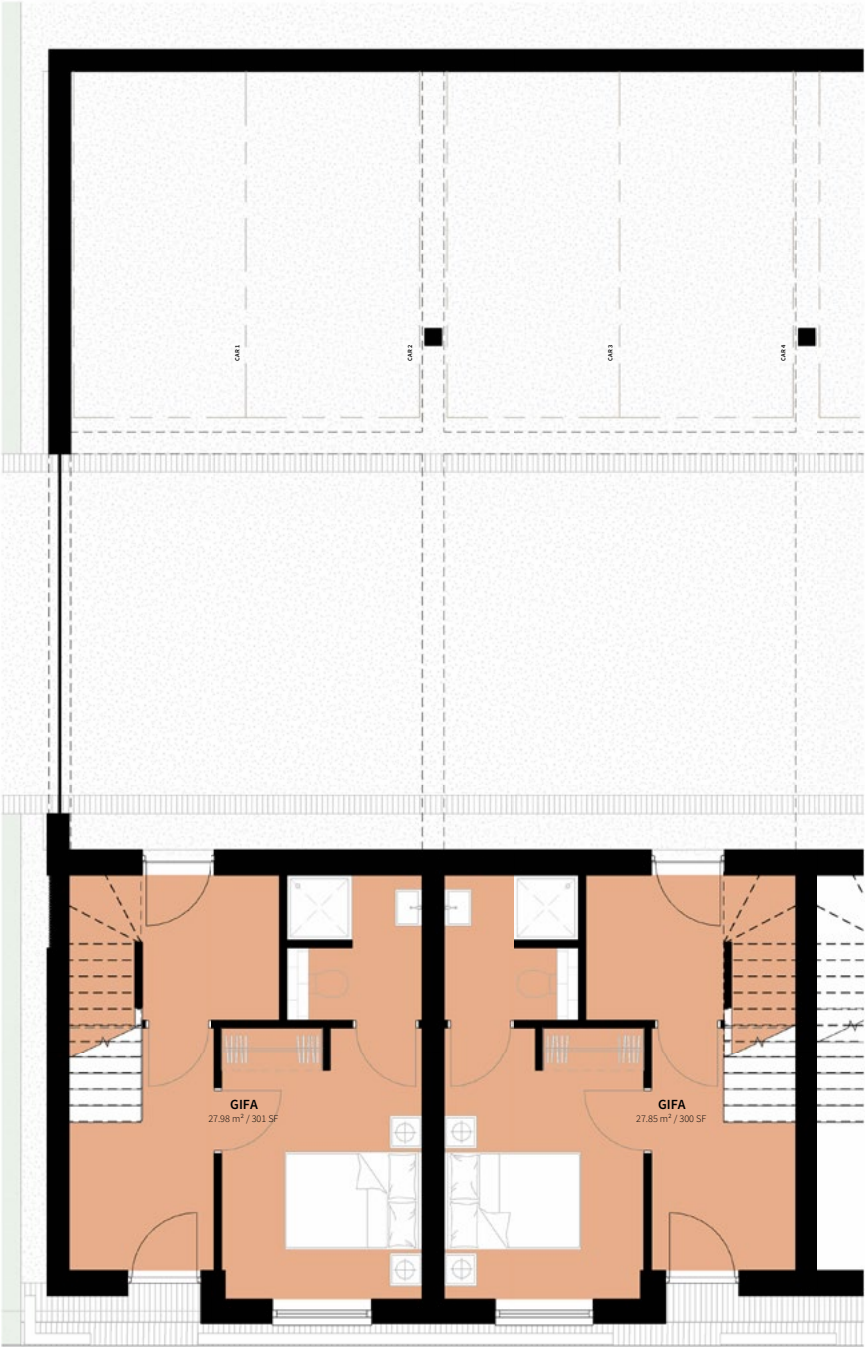


2 FIRST FLOOR GIFA
1:50



3 SECOND FLOOR GIFA
1:50

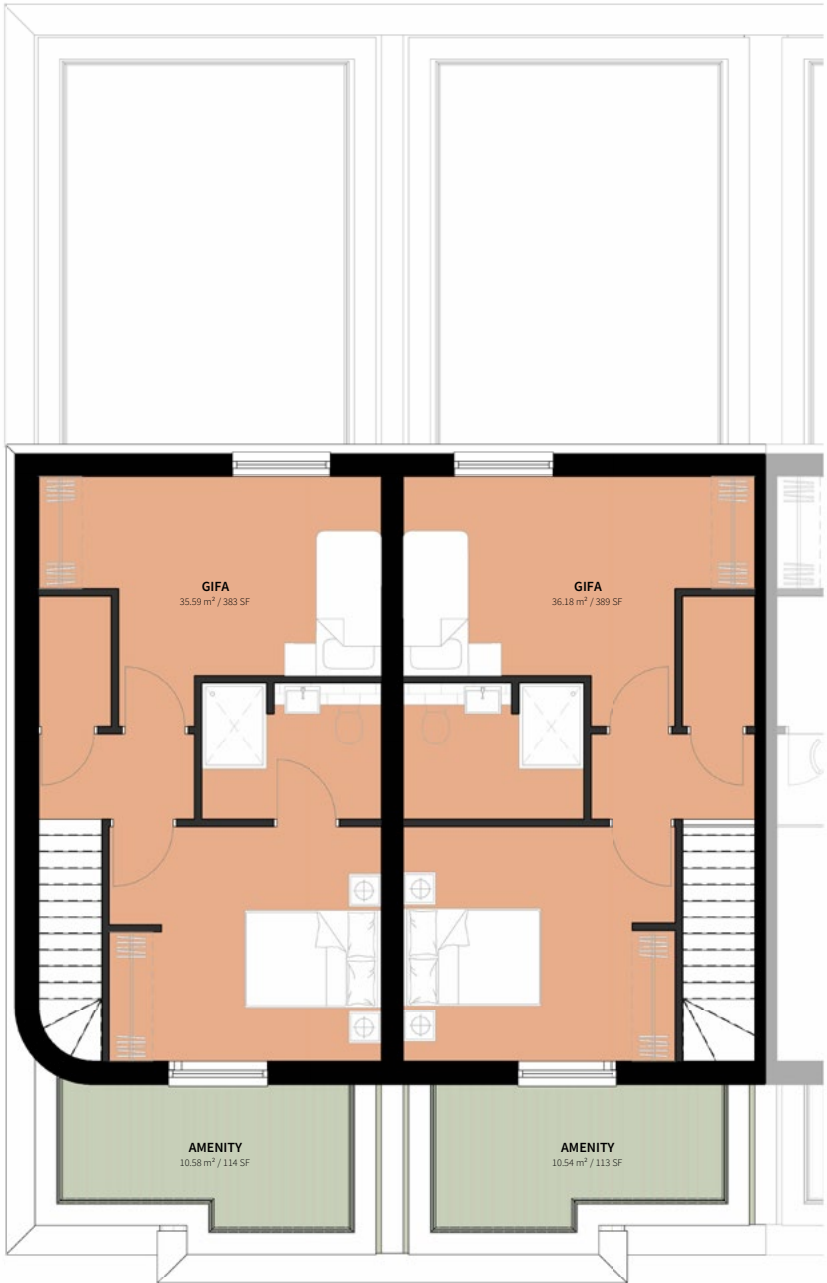
PROPOSALS
PROPOSED AREA PLANS



1 GROUND FLOOR GIFA
1:50



2 FIRST FLOOR GIFA
1:50



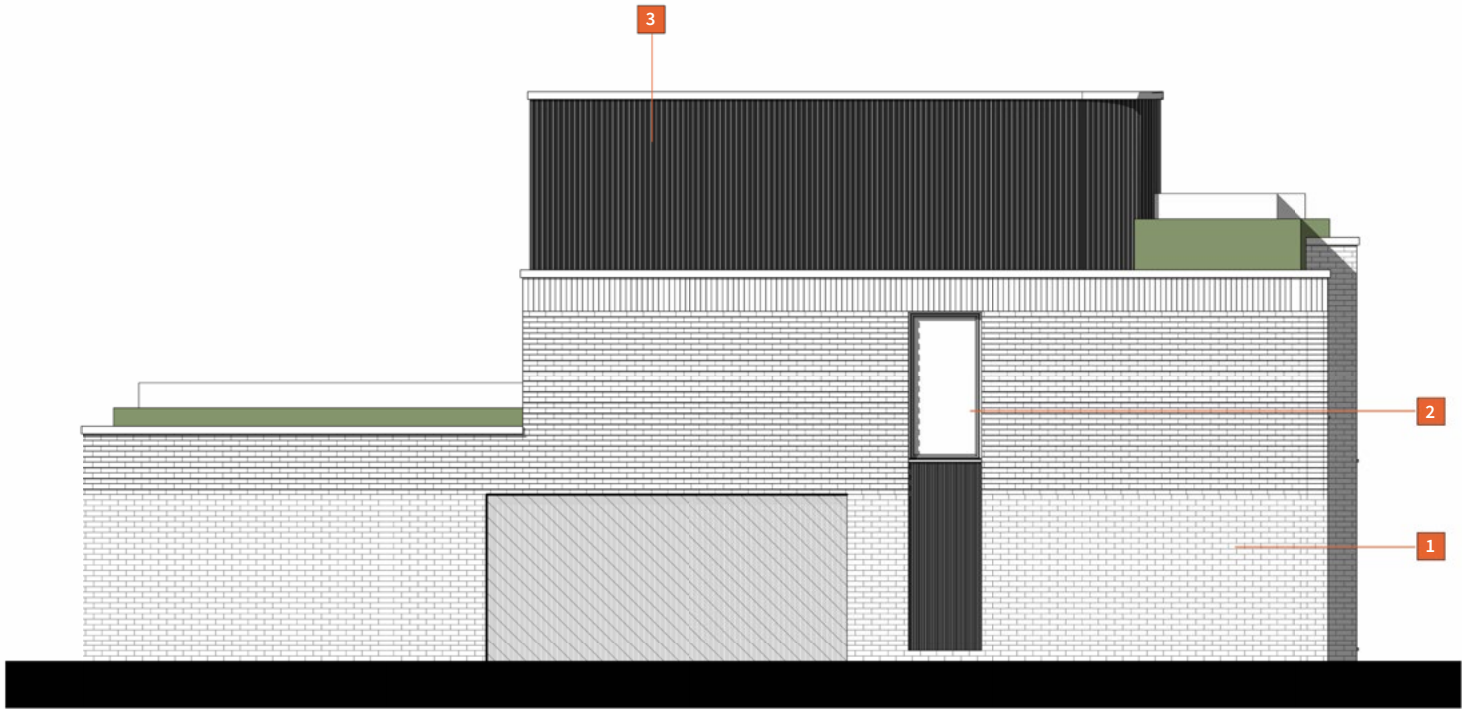
3 SECOND FLOOR GIFA
1:50

PROPOSALS

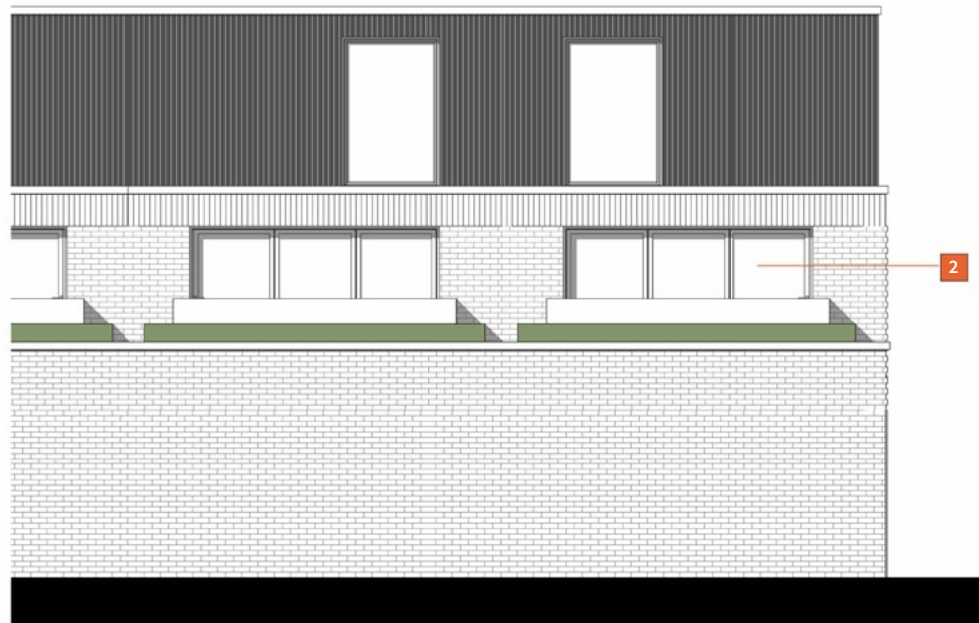
PROPOSED ELEVATIONS



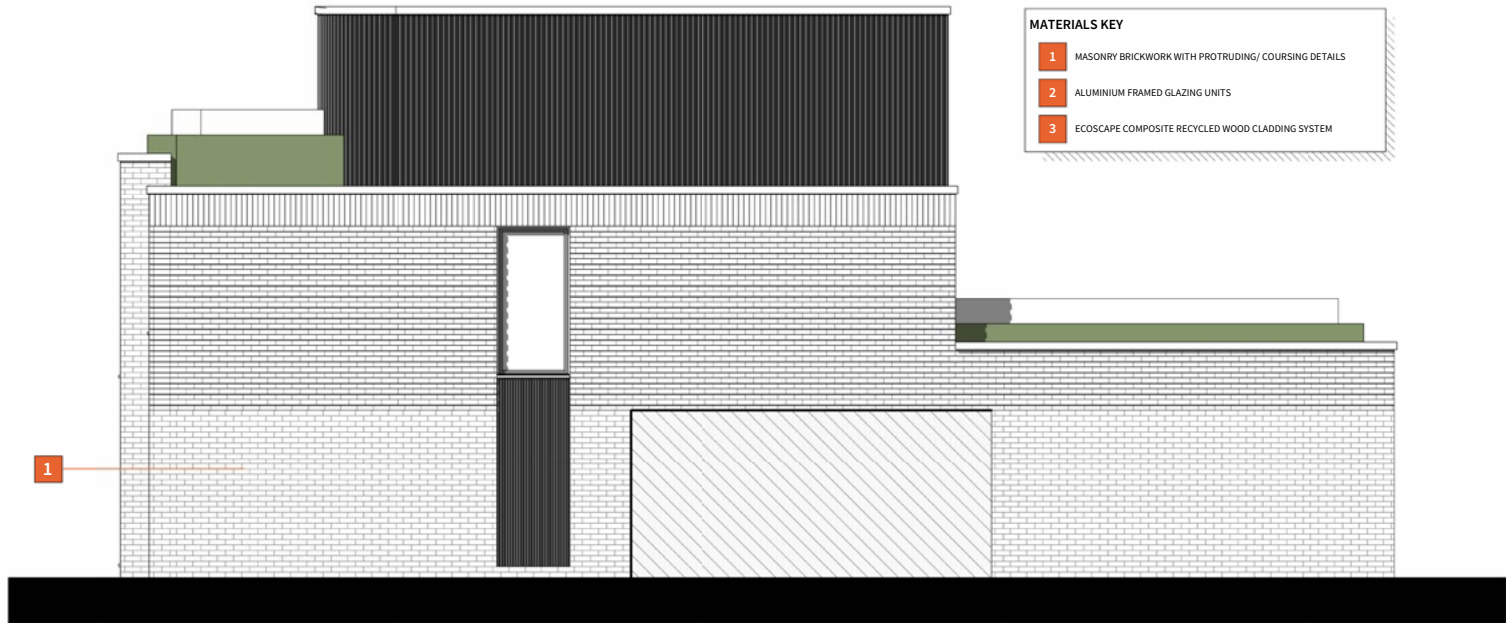
1 EAST ELEVATION - CHELSEA STREET
1:50



2 WEST ELEVATION - LAWRENCE STREET
1:50



3 WEST ELEVATION - REAR
1:50



4 NORTH ELEVATION - END
1:50

CONCEPT

PROPOSED 3D VISUALS



FIGURE 13 | CORNER OF LAWRENCE/ CHelsea STREET PERSPECTIVE.

CONCEPT

PROPOSED 3D VISUALS



FIGURE 14 | AERIAL PERSPECTIVE OF CHELSEA STREET BALCONIES.

CONCEPT

PROPOSED 3D VISUALS



FIGURE 15 | REAR AMENITY AERIAL PERSPECTIVE.

CONCEPT

PROPOSED 3D VISUALS



FIGURE 16 | LAWRENCE STREET ELEVATION.

CONCEPT

PROPOSED 3D VISUALS



FIGURE 17 | PERSPECTIVE SECTION.

