

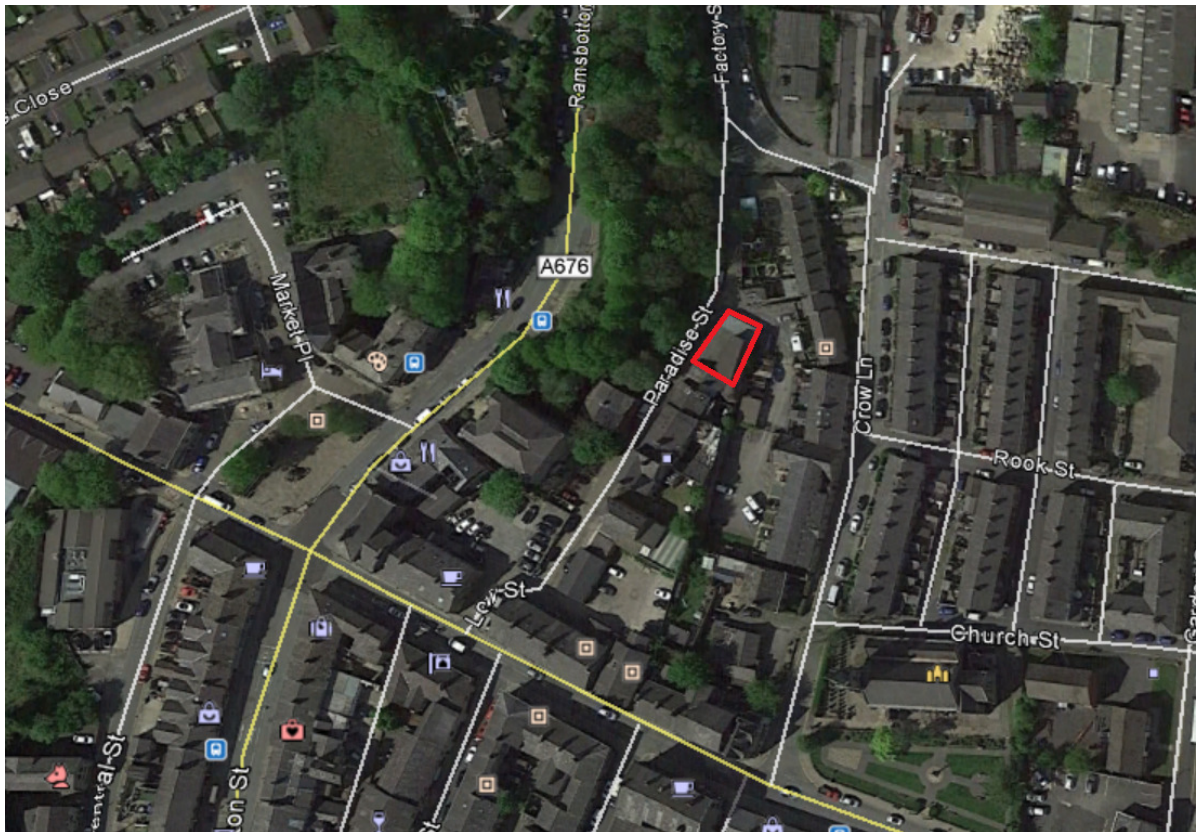
Supporting Information: Design and Access Statement

Full Planning Application for the erection of 2no. 3 bedroom and 1no. 1 bedroom apartment with associated bin and cycle storage

Location: 16-18 Paradise Street, Ramsbottom, Bury BL0 9BS

Proposal: Full Planning Application

Submitted: Oct 2020 REV C



1. Site Description

This statement has been prepared in support of our client's application as noted within this supporting statement and submitted drawings.

All submitted information should be used to validate and determine this application.

2. Site Description

The proposal site is situated within the Urban Boundary of Ramsbottom close to the Town Centre. The site is currently 3 commercial units that are inter connected to form a single commercial unit used to store materials and acts as office space for the applicant a local building contractor.

The site lies on Paradise Street which is a quiet, narrow cobbled street connecting Factory Street and Lord Street. Paradise Street is assumed to be un-adopted (Highways to confirm) as the Street is not finished to a level that would be suitable for adoption as there are no street lighting and the surface is finished with stone cobbles and parts with tarmacadam where it is again assumed drainage repairs have been undertaken. The Street supports in the main Victorian Stone Built Buildings with Local Natural Materials. The Buildings are of historic Value and would make good residential units in their own right.

The site lies in a mixed location of Residential Units to the North and West with Commercial units to the South and East.

The site lies within easy walking distance to local shops, services and the town centre. There are local Primary and Secondary Schools within 5-10 minute when walking and the site has very good public transport links with a main bus route within easy walking distance.

Ramsbottom Town Centre Offers a wide range of services, shopping, café's and other attractions and is a desirable place to live. There are no significant large factory units apart from those in Stubbins and the local services are more for smaller businesses and shops.

3. Proposal

This proposal seeks to obtain planning permission to demolish an existing commercial building of non-distinct character and the erection of 2no. 3 bedroom town houses , 1no. 1 bedroom apartment and on site refuse and cycle storage.

The development would follow the natural slope of the site and the design seeks to replicate although using more modern local Natural materials, the terraced effect of the existing street scene.

The proposal also incorporates on site refuse storage for all 3 residential units having 3 bins each and also secure cycle storage for each dwelling.

The 2no. 3 bedroom dwellings would have a small raised outdoor space to utilise the shape of the site.

Refer to submitted plans :

2020-16-01 A

2020-16-02 E
2020-16-03 D
2020-16-04 A
OS Plan 1 1250

4. Materials

It is proposed to use materials of a local character.

Element	Material
Walls	Pitched face Natural Stone sourced from Marshall Quarry in Ramsbottom with dressed stone sills and heads
Roof	Natural Welsh Blue Slate. Slates to be as near as possible in both size and overlap to those on adjacent buildings to provide a degree of uniformity
Fascia,Soffits	UPVC in Black
Rainwater goods / Soil Pipes	UPVC Half round / Round in black
Windows	Sliding Sash Timber windows with Double glazed units
Doors	Traditional Timber door
Railings	Wrought iron painted black with vertical posts and top rail

5. Scale

The overall scale of the proposal is small in scale. There would be the creation of 3no dwellings on an existing previously developed site within the Urban Boundary. The loss of the commercial space can be mitigated with a more practical unit being sourced within local industrial estates where there are small commercial units for rent or sale.

The site measures 170m² (0.017 ha) with the building footprint measuring 150m² B1 Light Industrial Space at Ground Floor Level and 60m² of First Floor Office Space.

The overall height of the buildings is 8.48 metres to ridge and 6.411 metres to eaves.

6. Highways/Parking/Access

Situated off Bolton Road/Ramsbottom Lane, Paradise Street has a mixture tenure of both Residential and Commercial uses, however the area is becoming with more recent developments heavily residential use only.

The site is supported with close links to the Main Town Centre services and also Local Green Spaces, Local Schools and Transport Links are within easy walking distance. Bus routes connect Ramsbottom with Manchester and Rossendale

Residential Developments require parking to accord with parking standards set out in Bury MBC Parking Standards, however when sites are situated within high access areas we can calculate existing parking for the commercial space against the net loss or gain for residential use.

It is agreed and set out within Bury MBC Parking standards that there is a requirement of 1 parking space for every 30m² for offices and 1 parking space for every 30m² for Light Industrial space.

It is therefore calculated that we have:

60m² Office (employing 6 people) – Requiring 2 parking spaces
150m² B1 Light Industrial space. – Requiring 5 parking spaces

Total parking that should be available for existing commercial use – 7 spaces

The proposed Residential units are calculated against Bury MBC parking standards as:

1 bedroom apartment – 1 parking space
2no 3 bedroom dwellings – 2 spaces each = 4 spaces

Total parking spaces that should be available for this residential proposal – 5 spaces

Therefore we have a nett reduction in parking requirements for this scheme



Site (red edge) indicated in proximity to Bus Routes (Blue Line) and Bus Stops (Orange squares)

7. Sunlight/Daylighting Assessment/Separation Distances

The proposal would not impact on any neighbour daylight or sunlight amenity. The rear windows are 22 metres away from the rear windows of the rear elevations of the properties on Crown Lane. There are no buildings that are overlooked to the West of Paradise Street.

However the rear elevations has been designed so that all non-habitable rooms (Kitchen and Landing) and the Bathroom (with frosted glazing) will be situated to the rear and facing the rear of Crow Lane, therefore there would be no Privacy impact issues.

8. Contaminated Land Assessment

The site is an existing commercial unit with a sold concrete floor. On Review the site has historically had a building on this location in various forms, which we assume were used for commercial use.

The existing buildings will be demolished, and the site made suitable for building new structures. This will involve incorporating Gas Membranes within any ground floor slabs of structures to mitigate any possible local gas concerns.

Previous applications where Preliminary Contaminated Land Assessments have been sourced the content generally indicates that Gas Membranes should be installed in any case, hence they will be allowed for as standard in new build structures.

Water supplies are existing and will utilise the existing supply.

9. Amenity Space

Each Unit has a small outdoor amenity space, the 3 bedroom dwellings to the rear and the 1 bedroom apartment a balcony to the Paradise Street Elevation.

Refer to submitted plans

The site is situated within close walking distance to several public open spaces such as Nuttall Park, and the memorial Gardens within Ramsbottom Town Centre.

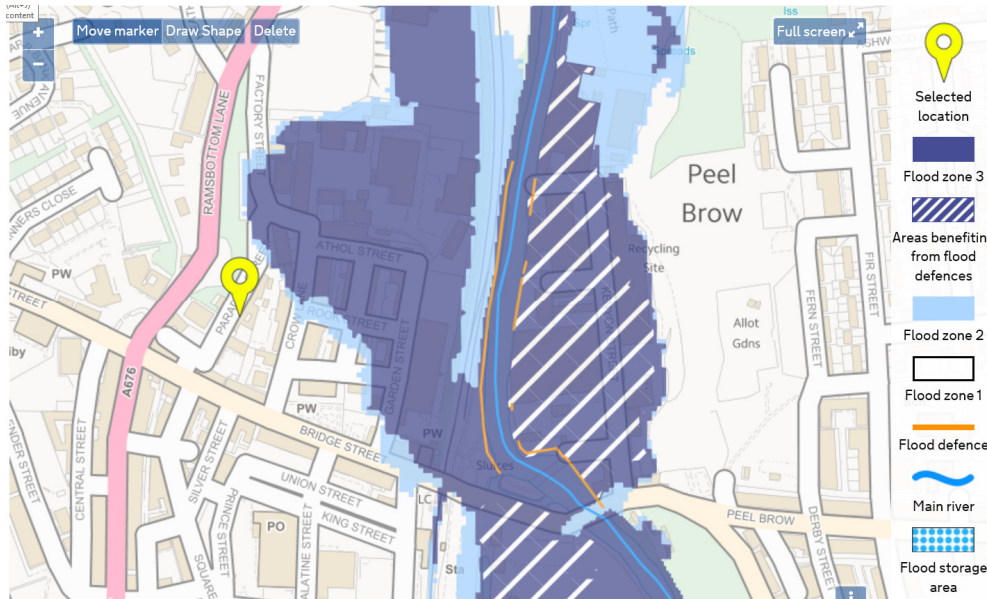
Generally, Town Centre Residential Dwellings do not benefit from large outdoor amenity spaces, therefore local public spaces are used.

10. Ecology Assessment

Submitted with this application are a Phase 1 PRA for bats and also an Emergence Survey undertaken for the previous application, however this will still remain relevant for this application as the emergence survey was undertaken during the last active bat season. May – September 2020

No presence of bats was found or recorded.

11. Flood Risk Assessment



The attached mapping taken from the Environment Agency Flood Mapping for the area. The site is indicated and is shown to lie outside Flood Risk 2 or 3 zones.

Therefore, no particular Flood Risk measures are required.

12. Relevant Planning Policy

This application should be assessed using the following documents:

National Planning Policy Framework (NPPF)

National Planning Policy Framework (NPPF)

Paragraphs 7, 14, 17, 47, 48, 49, 50, 51 and 159

Bury MBC Adopted Unitary Development Plan

Policy H1 – Housing Land Provision

Policy H2 – Housing Environment and Design

Policy H3 – Incompatible Uses in Residential Areas

Policy H4 – Housing Need

Policy EN1 – Built Environment

Policy EN5 – Flood Protection and Defence

Policy EN6 – Conservation of the Natural Environment

Appendix 4 – Car Parking Standards for Development Control – (a) General Housing

Policy HT3 – Public Transport

Policy HT4 – New Development

Bury MBC Development Control Policy- Guidance Note 16 – Residential Design Guide

Bury MBC Preliminary Flood Risk Assessment May 2011

Bury MBC Planning Application Checklist

13. Conclusion

- This application accords with Local and National Planning Policies.
- The proposal would have no highway or neighbour amenity issues
- The site lies within the defined Urban Boundary where it is agreed development should take place.
- The proposal uses natural local Materials and has good design for its location
- The site is situated close to Town Centre Services and has good transport links
- The proposal will remove an ugly building of no historical or town centre merit and provide a new set of buildings using local natural materials which will only improve a long forgotten street within Ramsbottom Centre

For these reasons and those outlined within this report, we would urge Bury MBC Development Control to approve this application.

14. Photographs



View looking South up Paradise Street



View looking North East at the proposal site



View to Rear of Existing Buildings from Existing Garage parking area



View looking North on Paradise Street



View looking South West on Paradise Street