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GREEN

WORK

LIVE

PLAY

SHOP

LEISURE

Design and Access Statement

Construction of New Build Wholesale Retail Unit: Nov.21

The Site

The previously developed site has numerous constraints and is believed to have been vacant for at least 40 years. However, it is now considered potentially viable because of the edge of centre location and high visibility through facing a primary arterial road into the city. The existing road into the site (formerly Ashworth Street) was cut-off around thirty years ago and, coupled with the legacy of previous development has led to a series of public sewers crossing the site as well as a United Utilities Control box adjacent to the site entrance.

It is now unsightly having been used for fly-tipping and allegedly drug-dealing hence would certainly benefit from redevelopment.

The building has been located at least 3m from the surrounding drainage, this also has the advantage of moving it away from the houses and towards the main road.



Aerial view from the north

Design

The proposal will be for a 4,200 sq.ft wholesale retail unit for a bespoke fashion chain. The building will be clad in conventional metal cladding to match the buildings either side. However, it will be glazed from the south-western end to maximise the site's potential and act as a "shop-window" for the ancillary photographic function since the primary rig would also be located at the window end.

This rig requires headroom of upto 4.5m hence the eaves height has been set at 6m. However, the site rises by 4m at the eastern end (the residential Sandringham Drive) hence the height from the north-eastern end of the site would be significantly lower than the adjacent dwellings).

Flooding

The site is in flood zone 1 (See attached drainage strategy).

Contamination.

The proposal is not for a vulnerable use but clearly this needs to be financially viable in terms of the level of remediation that will be required (see preliminary risk assessment).



View of site entrance from the south-west

Trees.

The site is overgrown at present. Whilst there are four Sycamore trees along the Bury New Road elevation, these are not mature or indigenous to the site and would be removed as part of the proposal.

Access

Vehicular access into the site would be via the former Ashworth Street entrance which is shared with the adjacent wholesale retail unit. Parking for up to 11 cars would be provided in the site as well as service access/commercial refuse collection (see also Waste Proforma). More generally, the edge of centre location fronting an arterial route is very sustainable and a bus-stop is also located directly outside.

Conclusion

The appearance of this previously developed site could be significantly improved through development and would fill a gap within the streetscape.

The resident of the nearest dwelling, no.15 Sandringham Drive expressed a strong preference for the site to be developed to avoid further occurrences of antisocial behaviour.

Moreover, it would create employment within the locality and further strengthen the successful clustering of wholesale retail outlets within the area.

This application is to be read in conjunction with the following:

1. Sustainable drainage strategy by LK Group
2. PRA by LK Group (to be sent under separate cover due to file size)
3. Local Authority Waste pro-forma.
4. CIL additional information.