

## **DESIGN AND ACCESS STATEMENT**

### **INTRODUCTION**

1.1 This Statement supports a planning application submitted Mrs Musart Bibi who seeks planning permission for the change of use of the 1<sup>st</sup> floor of the building from restaurant to a self-contained apartment above the existing restaurant. The statement aims to provide detailed information about the proposal and demonstrates how it relates to the adopted national and local planning policies.

1.2 In addition to this statement, the documents submitted in support of the application comprise the following: -

- A location plan with the application site marked as edged red:  
Scale 1:1250
- Drawings showing floor layout of the restaurant, access and service/delivery arrangements, glazed railing along the balcony and new frontage to the restaurant.  
Scale 1:100
- Existing and proposed front, and rear elevations of the building.  
Scale 1:100

### **2. THE SITE AND SURROUNDINGS**

2.1 The application site relates to an existing two storey building located within a block of commercial / business units and additional.

Berry Lane Langridge PR3 3JA this is off B2269 the site located on the Northwest direction of King Street. Currently the building is used as a Restaurant'.

2.2 As stated above, the site is situated within a district shopping centre and as such the adjacent premises are predominantly in commercial, business and professional use. All the properties adjoining the application building on sides are retail shops. There are mixed use premises in close proximity of the site.

2.3 On-street parking is available within the vicinity of the premises. It is permissible to park on the highways where there are no parking restriction close the premises, Parking bays are available close to the premises for one hour within the lay-by to the Victoria Avenue frontage Monday to Friday 8am to 6pm., and Saturday 8:00am to 12:30pm parking within the lay-by outside of these hours is uncontrolled.

### **3. THE PROPOSAL**

#### **3.1 The proposal entails:**

- Change of use of the 1<sup>st</sup> floor of the building from restaurant to self-contained apartment .
- The restaurant would remain open for business seven days a week between 3.00pm to 11.00pm, Monday to Sunday including bank holiday.
- The lay out of the ground floor area of the restaurant would include the provision of a reception /service area, customers sitting area and food preparation area. It is expected that the restaurant would provide sitting facilities for 12 persons.

### **4. POLICY GUIDANCE**

#### **National Planning Policy Framework**

The central theme to the NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental.

Paragraphs 11, 12, 13 and 14 of the NPPF outline a “presumption in favour of sustainable development”. This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF

#### **Core planning principles in the NPPF:-**

Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. In this case specific weight is given to the need to:

- i. Secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- ii. Take account of the different roles and character of different areas, promoting the vitality of our main urban areas;
- iii. Support the transition to a low carbon future in a changing climate, taking full account of flood risk and encourage the reuse of existing resources, including conversion of existing buildings;
- iv. Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- v. Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

- vi. Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and
- vii. Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

### **Local Development Framework**

The principal document within the framework is the Manchester Core Strategy which sets out the spatial vision for the City and includes strategic policies for development during the period 2012 – 2027.

The following policies within the Core Strategy are considered relevant:

**Policy SP1- Spatial Principles** refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety and well being of residents, consider the needs of all members of the community and protect and enhance the built environment. Further development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

**Policy DM 1(Development Management)** states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.

There are four further Core Strategy policies that are relevant to the consideration of the application.

**Policy** states that development of town centre uses (as defined in national planning policy) will be prioritised in the centres identified in this policy, taking account of the different roles of the City Centre, District Centres and Local Centres. District centres have an essential role in providing key services to the City's neighbourhoods including shopping, commercial, leisure, public and community functions, ensuring that residents can access such services easily. They are also a focus for the City's residential neighbourhoods, providing an important opportunity to define local character. Development in these centres should primarily respond to the needs of the catchment and recognise the need to support the vitality and viability of other centres.

**Policy** - District Centres - seeks to ensure that retail remains the principal use in Primary Shopping Areas, but also that provision is made for commercial, and service uses, leisure and community facilities and other uses which make a positive contribution to vitality and viability of centres. It encourages the development of employment to provide opportunities for local people and promotes the efficient use of land particularly through considering options for multi-storey development. New development should contribute positively to the reuse and regeneration of land and premises, together with wider regeneration and investment strategies, and to the diversity and mix of uses within centres without undermining their primary retail function. Housing is also considered an appropriate use within district centres.

### Design Principles and Strategic Character Areas

The appearance of the building will remain the as existing buildings of locally quarried sandstone the main entrance to the apartment shall be from the side from Berry Lane.

### **Supplementary Guidance**

National Policy Guidance outlines that to facilitate efficient delivery of high-quality development, Local Planning Authorities should draw on relevant guidance and standards and promote the use of appropriate tools and techniques, such as Design Coding alongside urban design guidelines, detailed master plans, village design statements, site briefs and community participation techniques.

## **5. PLANNING APPRAISAL**

5.1 The site is located on Berry Lane within the District Shopping Centre as identified in the UDP. The area is a mixed use which has shops restaurants as well as residential developments

5.2 Due to the location of the site within the shopping centre along a busy commercial frontage containing different commercial/business uses and the absence of any adjoining residential uses, it is considered that the proposed change of use of the first floor would be appropriate housing accommodation sustainable. Furthermore, the proposal would help provide additional centres.

5.7 It should be pointed out that the new self-contained apartment has been designed to match, in terms of the design, style and materials, with the character of other similar units, providing quality habitable accommodation to people with affordable accommodation.

## **Neighbourhood Amenity**

The site is well located with the district centre, The following transport lines have routes that pass near Berry Lane Namely No 1, No 5 and 45.

Limited parking available in the area.

Most of the amenities are within the walking distances of the apartment.  
Amenities within the area

Longridge High School – Preston Road  
Longridge Primary School – Berry Lane  
Local shops and recreational centre  
Berry Medical Centre-Barclay Court off Barclay Road.

## **Access**

5.9 Access to the apartment via the existing entrance to the building.

## **Car parking**

5.10 The site is located along a quality bus corridor, with highly frequent bus services. Parking is allowed for one hour within the nearby lay-by to tam to the Cheetham Hill frontage, Monday to Friday 8am to 6.00pm, Saturday 8:00am to 12.30pm. Parking within the lay-bys and adjacent side streets outside of these hours is uncontrolled. Given the shopping centre location and the availability of the parking facilities, it is not considered that additional parking for the proposed development is necessary.

## **REFUSE STORAGE**

5.11 It is proposed that that the refuse sacks would be stored within at the top of the building and brought down the rear alleyway of the property and for collection by the Council. It is considered that due to the enclosed nature of the back alley, the storage of the refuse bins would not be practical.

The refuse sags would be deposited on Berry Lane on the day of collection.

## **6. CONCLUSION**

1. It is considered that the proposed use of the 1<sup>st</sup> Floor of the property as an apartment would be appropriate and sustainable within the district centre, in compliance with the objectives of the national and local policies.

2. In terms of its scale, design and appearance, the proposal is in compliant with the main thrust of the national and local policies.

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