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PROJECT INTRODUCTION

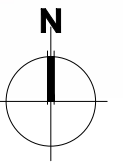
THE PROJECT.
INTRODUCTION

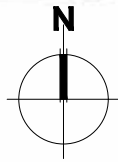
This Statement supports a design & access statement for the site's redevelopment at Venus Lounge restaurant, York Street, Heywood. The site is 0.4 miles away from the Town Centre of Heywood. It is among a mix of commercial, industrial and residential uses. The site is located close to local amenities. Many retail units continue to provide commercial use on the ground floor on York Street and Bridge Street. The scheme has elements of alterations on the first floor to provide a high-quality space for accommodation units.

UNDERSTANDING THE CONTEXT ANALYSIS

CONTEXT. SITE LOCATION

The site comprises approximately 0.057 Hectares and is currently a restaurant on York Street. The site is located in the east of the Town Centre of Heywood. The building is situated on the corner of Queen's Park Road and York Street. Its immediate existing context is a police station and mix-used area. The building can be accessed on front and rear elevations. It is bounded by both services & mixed-use properties. To the North are residential and industrial areas; to the South are commercial and residential areas. The site lies on the primary route of A58, which runs between Prescot, Merseyside and Wetherby, West Yorkshire.





View A



View B



View C



View D



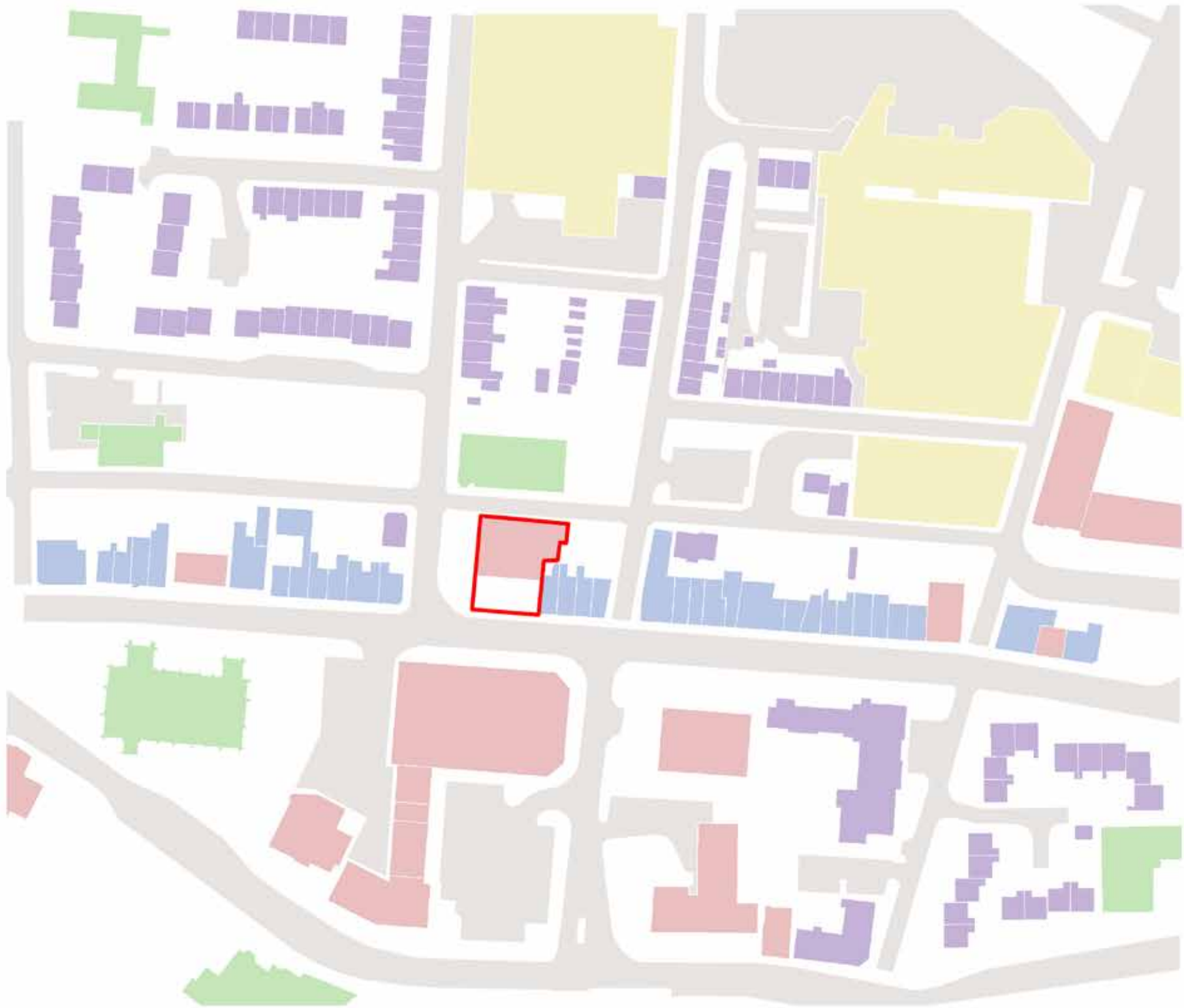
View E



View F

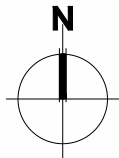
CONTEXT.
SITE PHOTOGRAPHS

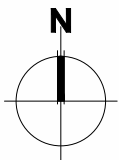
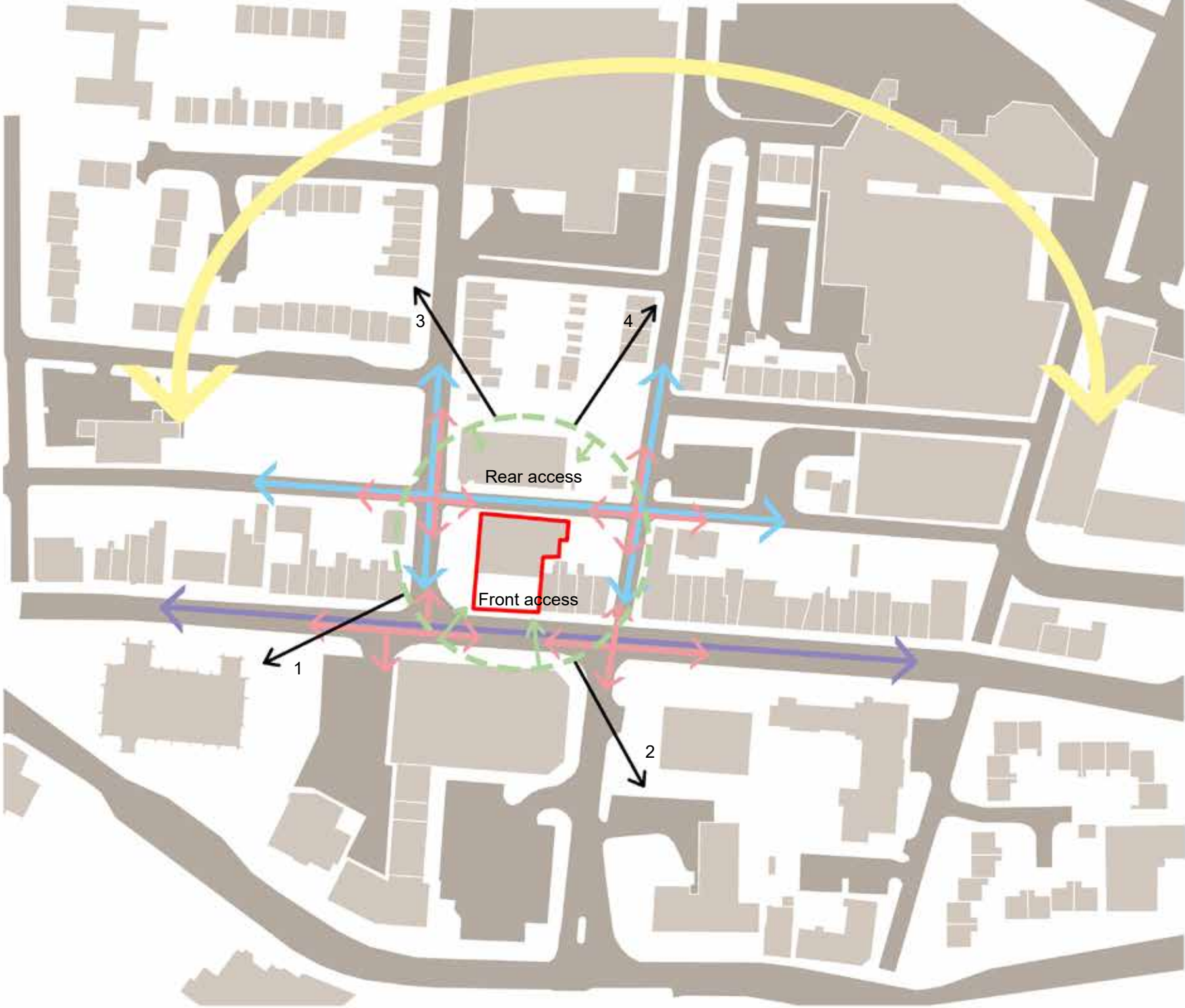
- Site Boundary
- Commercial Area
- Industrial Area
- Services Area
- Residential Area
- Mix-used Area



CONTEXT.
EXISTING USES

The application site is located on York Street, in a predominantly residential area, and is served by some local amenities and services. The diagram to the right illustrates that most of the mix-used regions are located along the main road. And some of the commercial areas are located to the South. The retail shops are located on the ground floor of the mixed-use buildings, and the accommodation is on the upper floors. In addition, there is some industrial factory which situated in the Northeast. The application site is easily accessed from all local amenities by public transport or within walking distance.





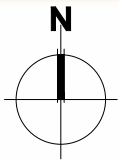
CONTEXT. SITE ANALYSIS

The diagram to the right is an analysis plan showing site constraints that will be considered as part of the design process.

- Some of the principles are set out below;
- Pedestrian links from all directions.
 - Retaining visual links to the Heywood Town Centre.
 - Taking into consideration York Street which runs as a main street along the site.
 - Design and respond to the existing facade
 - Define the corner at the junction between York Street and Queen's Park Road.

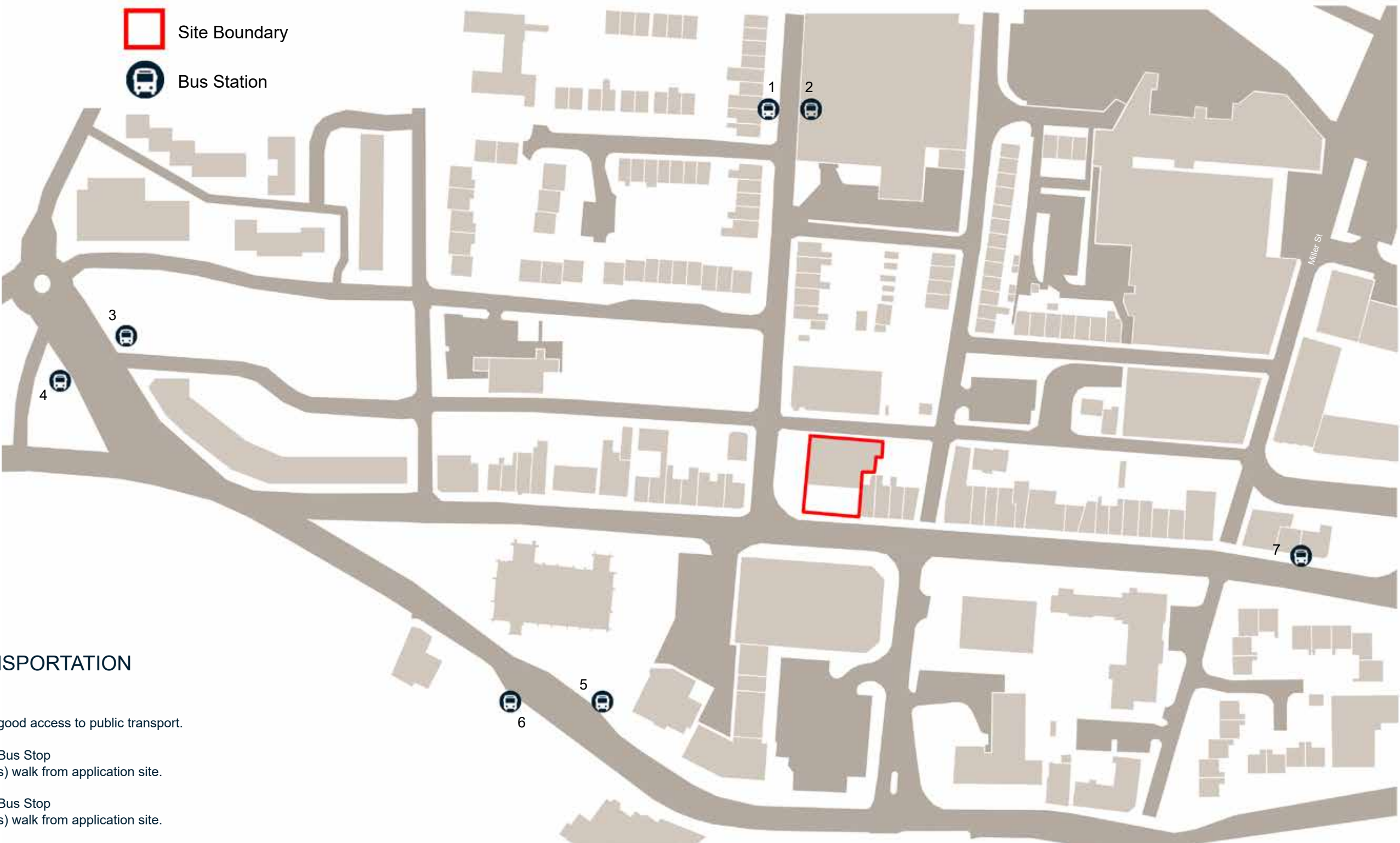
1. View to City Centre
2. View to local amenities
3. View to residential area
4. View to industrial area

-  Site Boundary
-  Vehicle Access
-  Pedestrian Access



CONTEXT.
CIRCULATION

The application site is located on Adelaide Street and York Street(A58), one of the main roads with a lot of vehicular traffic. Bus stops and train stations are all often located near main thoroughfares. The A58 is a road that is approximately around 4.1 miles long and runs from Heywood to Bury. Commonly, heavily trafficked streets or main roads are well-lit and are usually crowded with people moving around. Therefore, the application site can be easily accessed from all directions and easily spotted by any passing vehicles.



CONTEXT.
PUBLIC TRANSPORTATION

The application site is good access to public transport.

- 1. Queens Park Road Bus Stop
-2 minutes (0.1 miles) walk from application site.
- 2. Queens Park Road Bus Stop
-2 minutes (0.1 miles) walk from application site.
- 3. Market Street (Stop C)
-3 minutes (0.2 miles) walk from application site.
- 4. Market Street (Stop B)
-3 minutes (0.2 miles) walk from application site.
- 5. Heywood Library (Stop E)
-3 minutes (0.1 miles) walk from application site.
- 6. Heywood Library (Stop F)
-3 minutes (0.1 miles) walk from application site.
- 7. Miller Street Bus Stop
-2 minutes (0.1 miles) walk from application site.

CONTEXT. WIDER CONTEXT

Heywood is a town in the Metropolitan Borough of Rochdale. The town lies on the south bank of the River Roch, 2.4 miles east of Bury and 3.7 miles southwest of Rochdale. The factory system in the town can be traced to a spinning mill in the late 18th century. Following the introduction of textile manufacture during the Industrial Revolution, Heywood developed into a mill town and coal mining district. The town was well respected for the quality of its cotton goods. Heywood is close to junction 19 of the M62 motorway, which provides transport links for the large distribution parks in the South of the town. The 1860s-built 188-foot (57 m) tall Parish Church of St Luke the Evangelist dominates the town centre and skyline.

Heywood Market



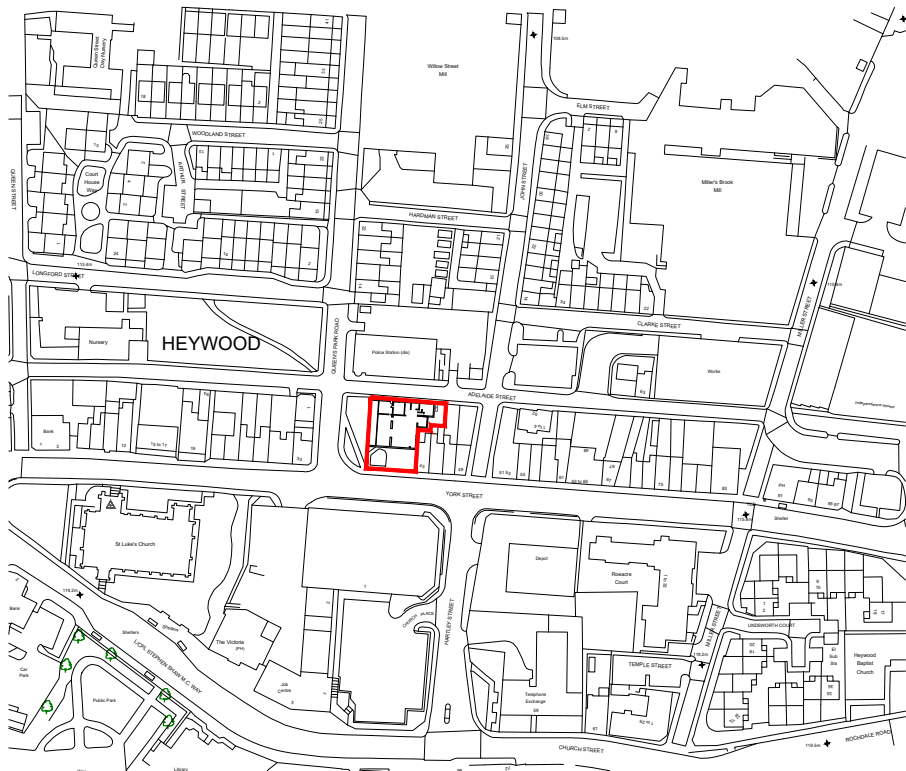
Parish Church of St Luke



Industry Area



EXISTING SITE.



SITE LOCATION PLAN
1:1250

scale 1:100 0 50m



SITE BOUNDARY

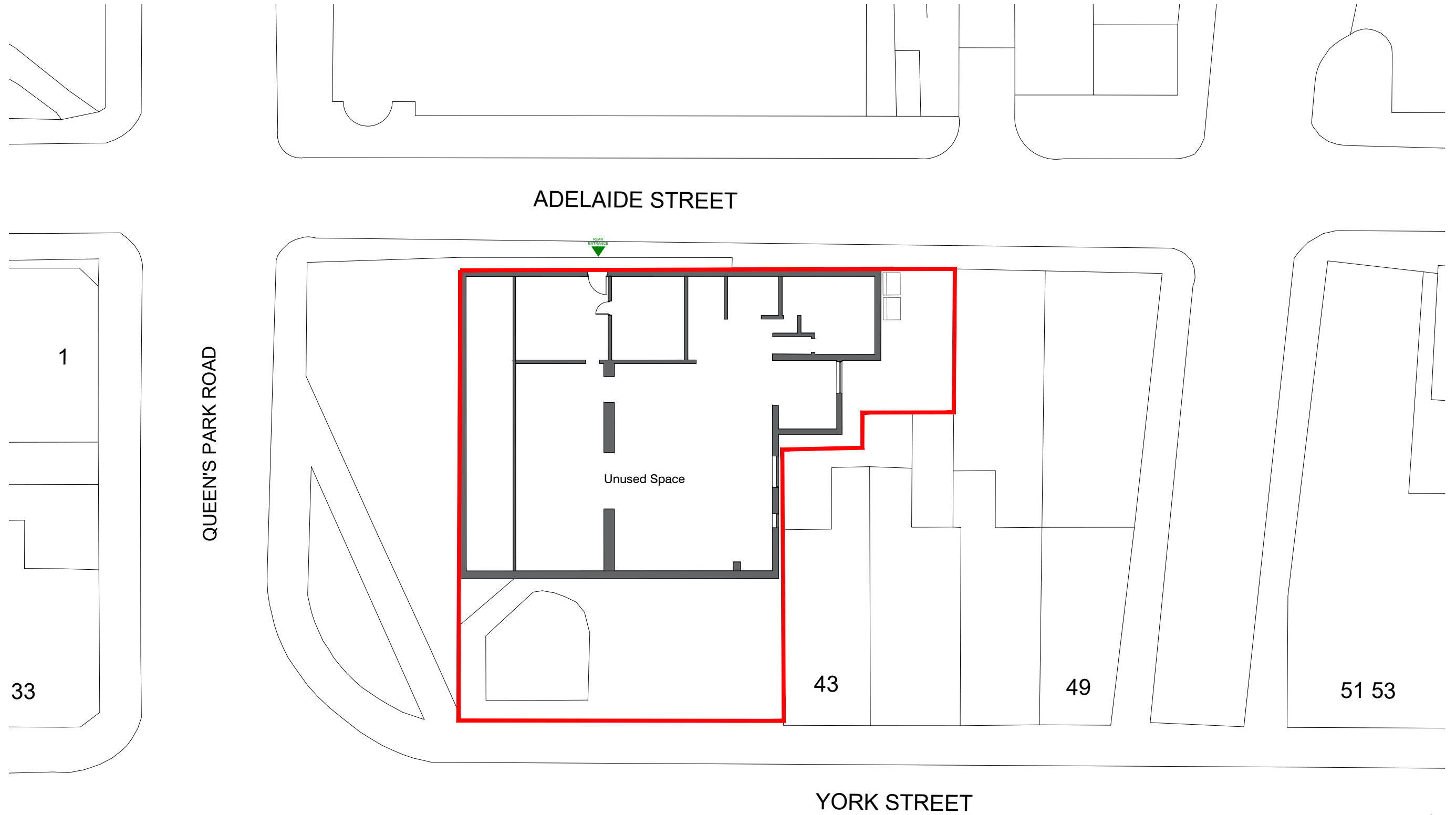


SITE PLAN
1:500

scale 1:500 0 25m



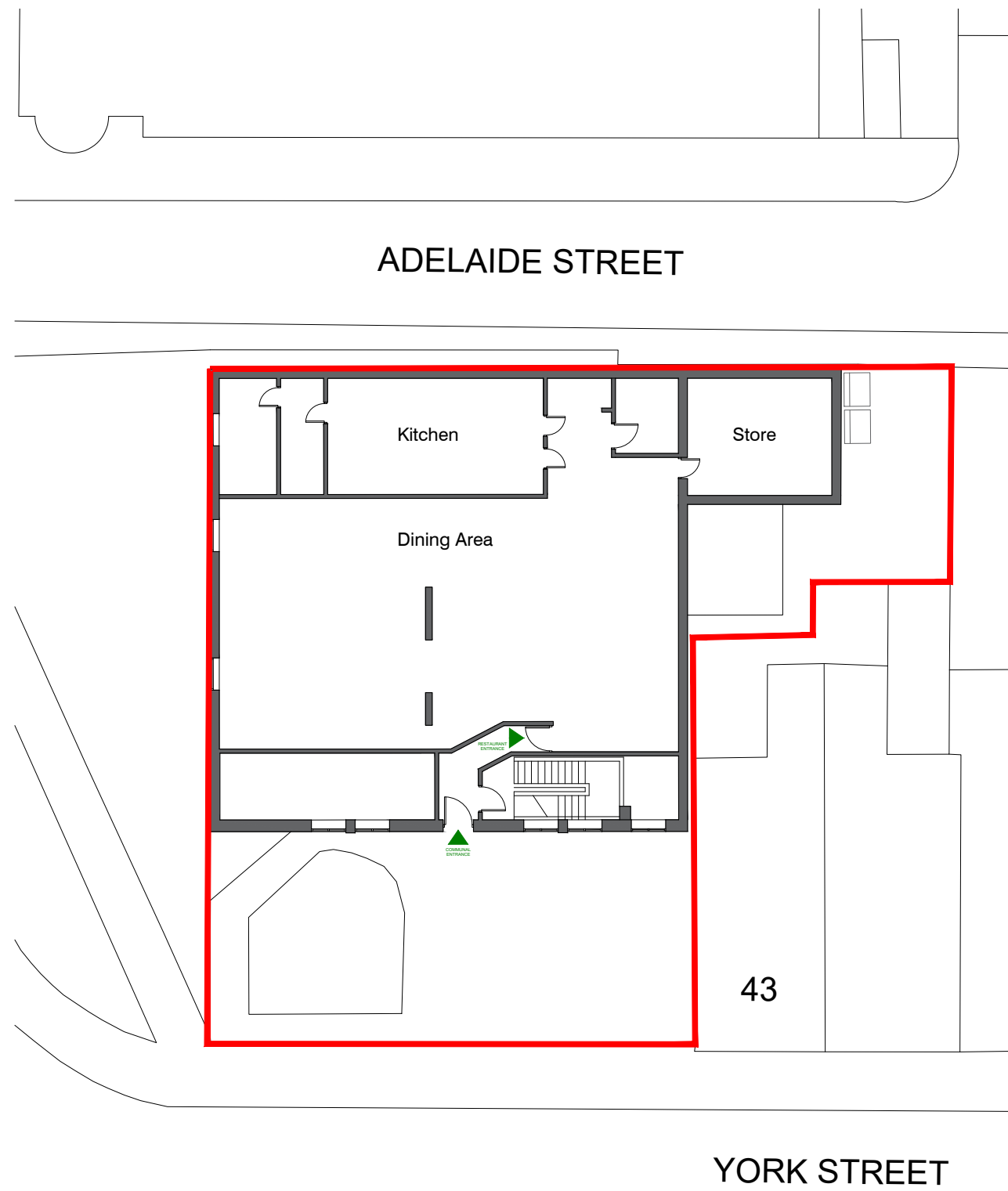
EXISTING SITE.
SITE PLAN



Existing Lower Ground Floor Plan

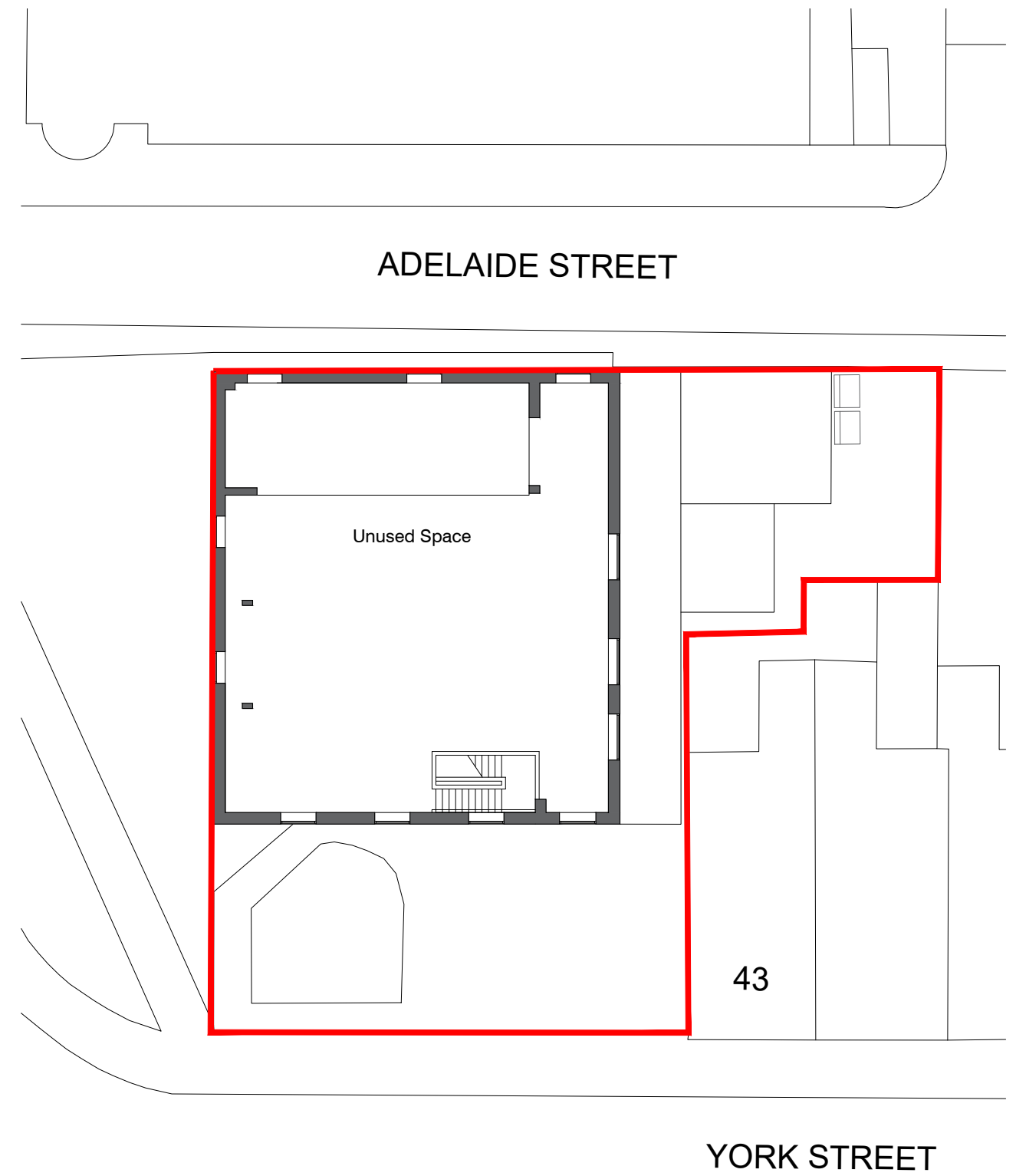
EXISTING SITE.
LOWER GROUND FLOOR
PLAN





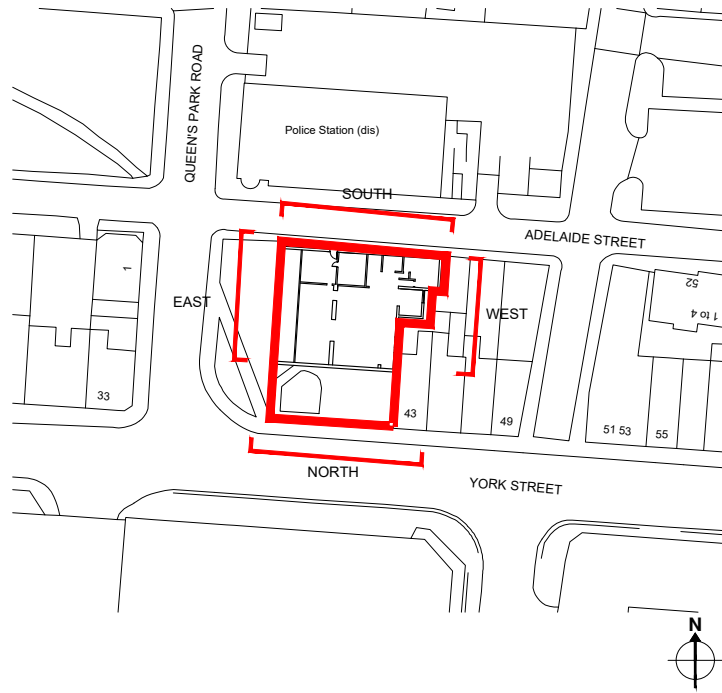
Existing Ground Floor Plan

EXISTING SITE.
GROUND FLOOR PLAN
FIRST FLOOR PLAN

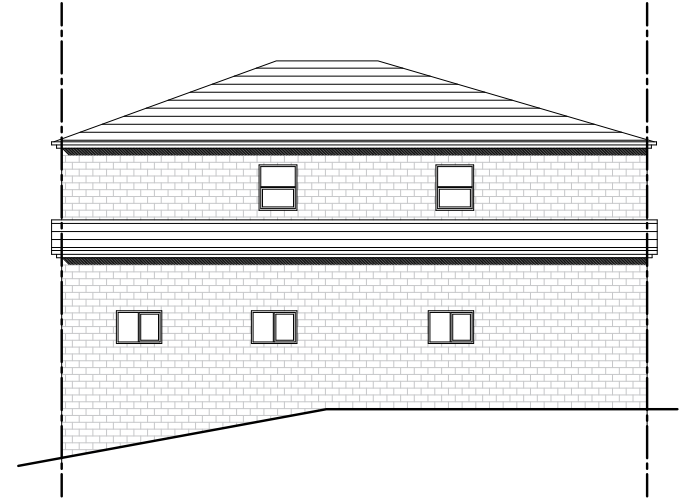


Existing First Floor Plan





Existing North Elevation



Existing East Elevation



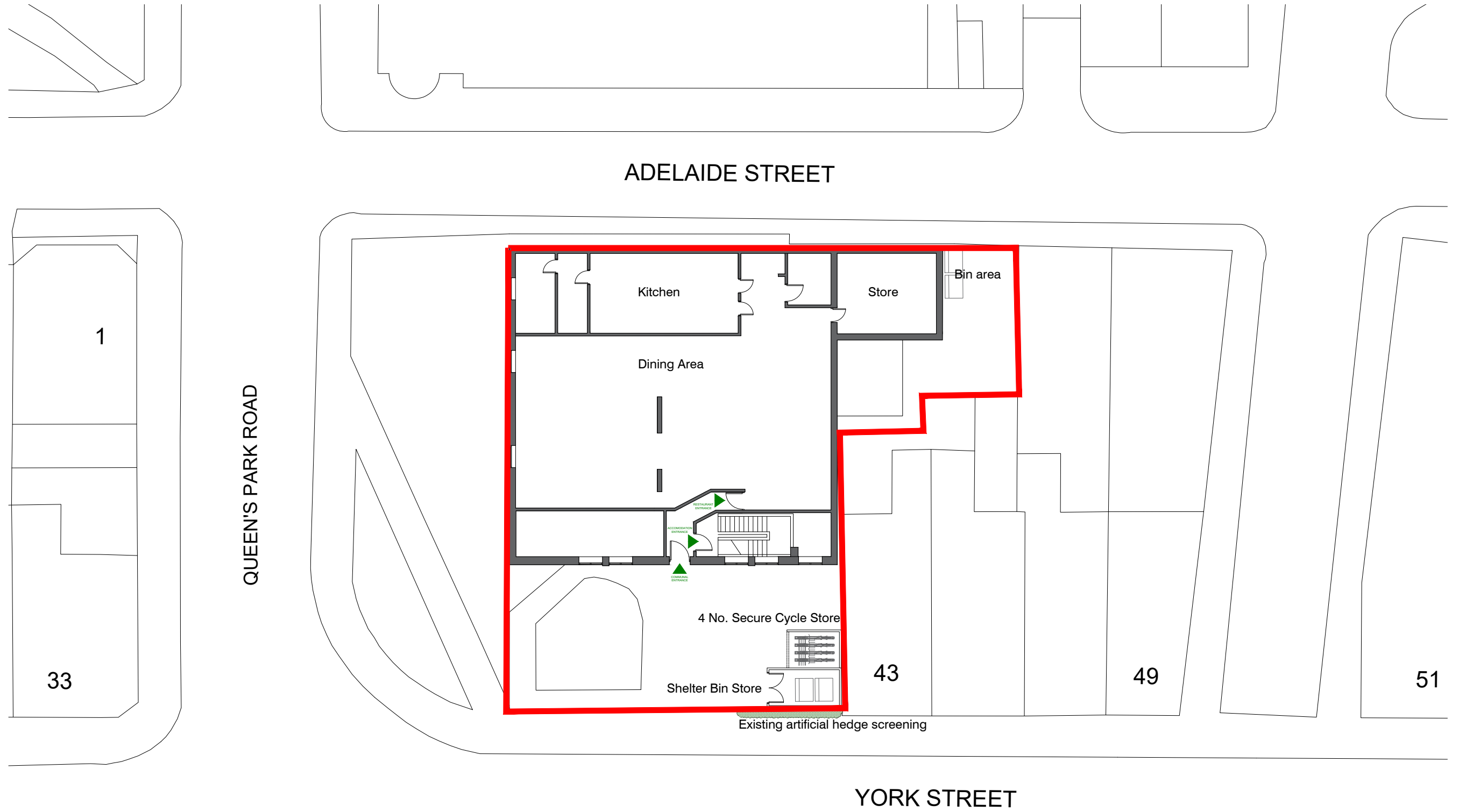
Existing South Elevation



Existing West Elevation

EXISTING SITE.
ELEVATIONS

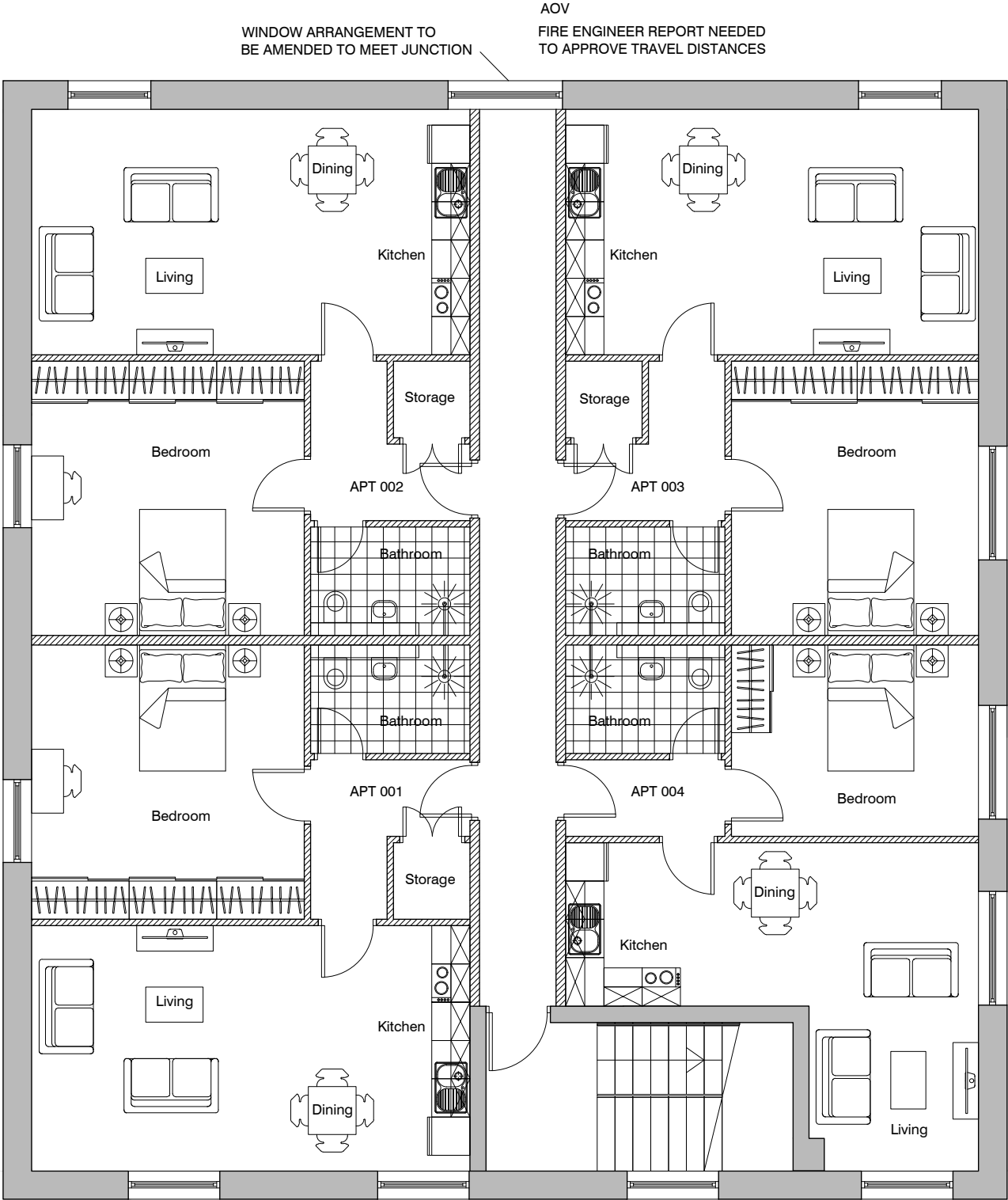
THE PROPOSAL

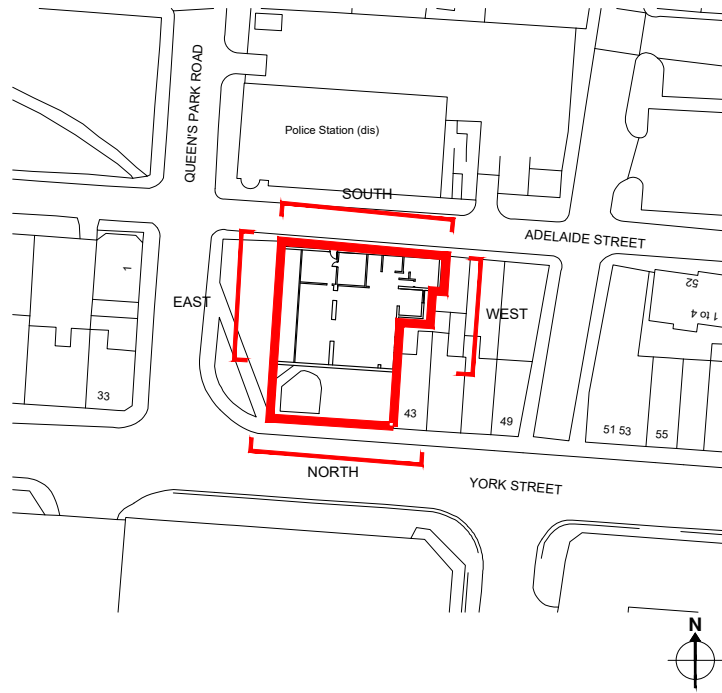


Proposed Ground Floor Plan

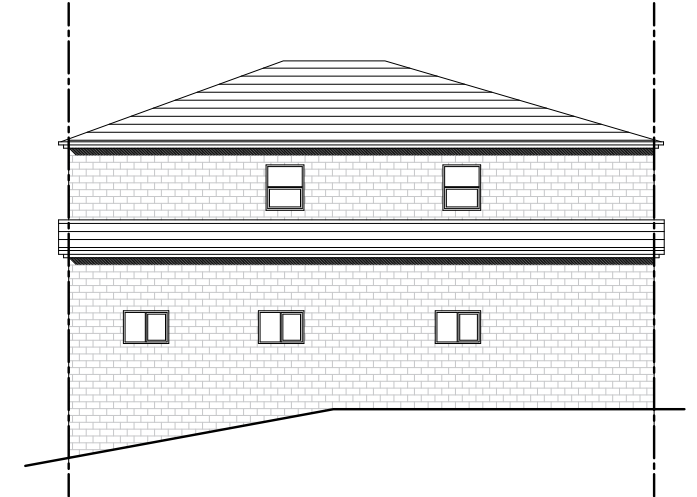
THE PROPOSAL.
GROUND FLOOR PLAN

THE PROPOSAL.
FIRST FLOOR PLAN





Proposed North Elevation



Proposed East Elevation



Proposed South Elevation



Proposed West Elevation

THE PROPOSAL.
ELEVATIONS

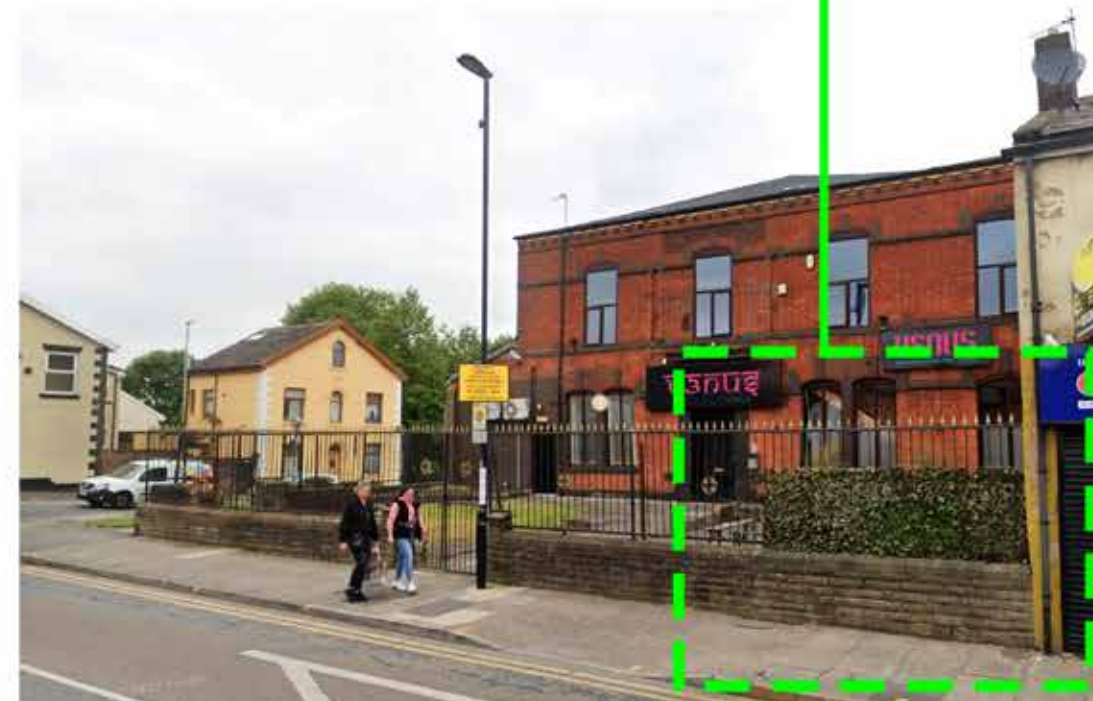


THE PROPOSAL. BIN STORE

A sheltered bin store facility and open bin storage are proposed at the ground floor. The sheltered bin store is accessed from the front of the main building via York Street. It can accommodate 2no Euro-bins with 1100 litre capacity each. Besides, the open bin store area is accessed from the rear of the main building via Adelaide Street. It can accommodate 2no Euro-bins with 1100 litre capacity each. The commercial waste can access the bin store through the front of the main building, while the residents can access the bin store from both front and rear.

CYCLE STORE

A secure cycle storage facilities are proposed on the ground floor of the development for a total of 4no cycles. The cycle stores are accessed via York Street.

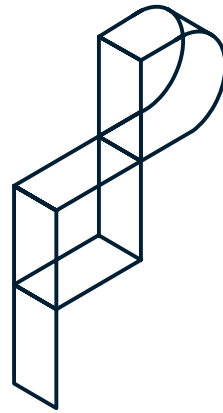


The bin store at the front is concealed behind artificial hedge screening.



THE PROPOSAL.
PARKING AREA

- 1. Woodland Street - Street Parking on both side
- 2. Longford Street - Street Parking on one side
- 3. Adelaide Street - Street Parking on both side
- 4. Hardman Street - Street Parking on both side
- 5. Clarke Street - Street Parking on both side
- 6. John Street - Street Parking on both side
- 7. Entrance via John Street - Public parking site



FOOTPRINT DESIGN

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FOOTPRINT DESIGN