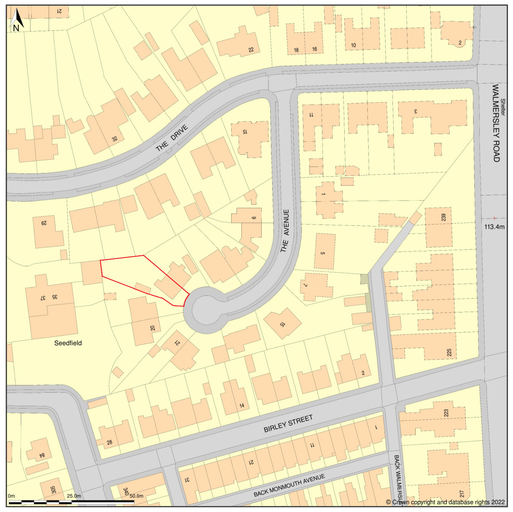
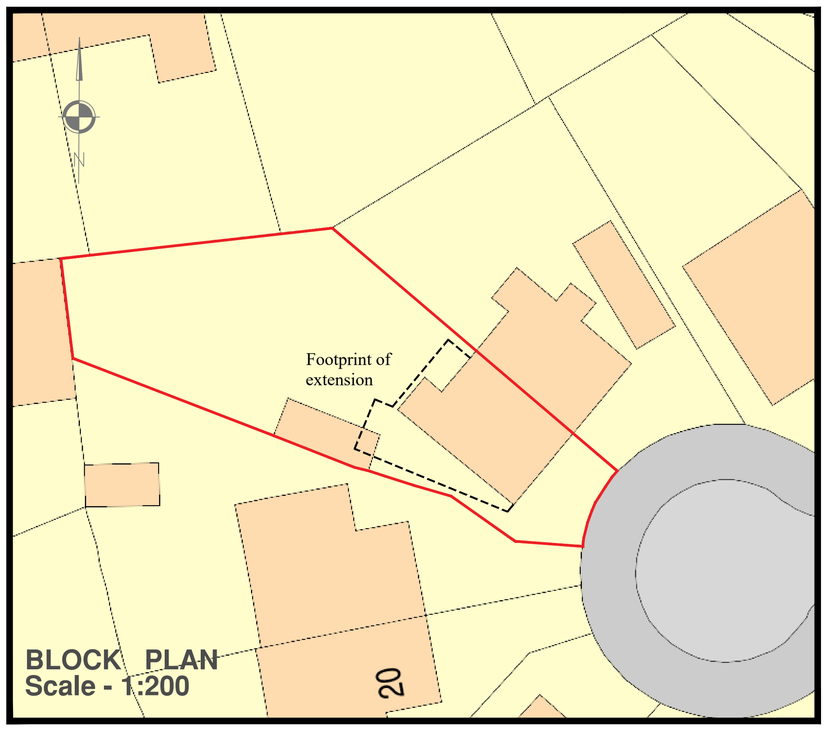
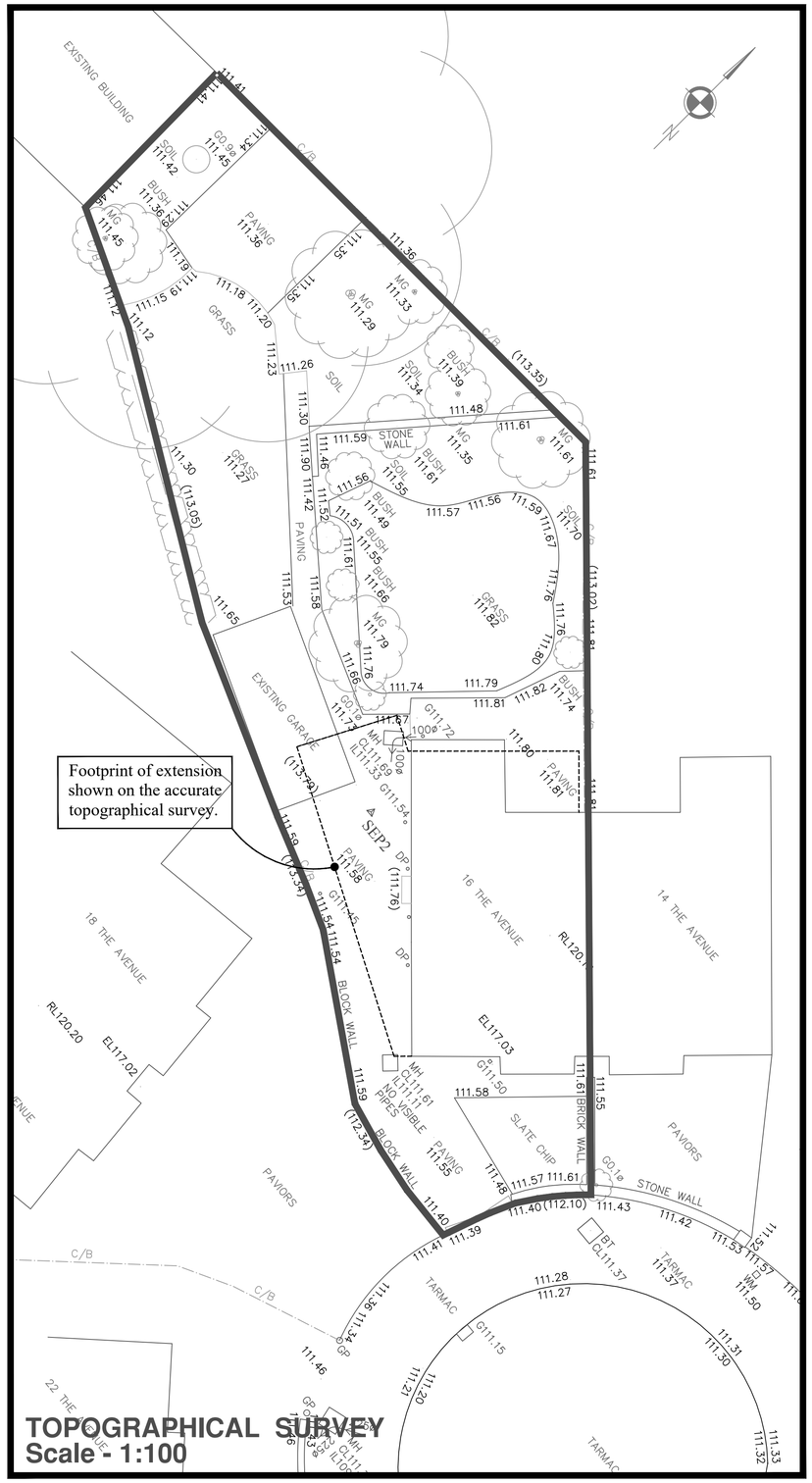
16, The Avenue, Bury, BL9 5DQ



LOCATION PLAN
Scale - 1:1250



BLOCK PLAN
Scale - 1:200



TOPOGRAPHICAL SURVEY
Scale - 1:100

DESIGN AND ACCESS STATEMENT

16, The Avenue, Bury, BL9 5DQ

The Existing House

The existing house is a two-storey semi-detached property located in a cul-de-sac. It probably dates from the 1940's and has a brick and render façade, with brick to the ground floor and render with brick detailing to the first floor. The roof is hipped and is of terracotta clay tiles.

The accommodation consists of a lounge, a dining room, a kitchen and a small cloakroom/toilet below the stairs on the ground floor. On the first floor is the main bathroom, 2 double bedroom and a very small single bedroom.

The kitchen has been extended with a single storey rear extension added to the house at some time in the past.

Although the property has a garage, it is not possible to park a car in it as the access drive is too narrow for a car to traverse and so cannot get to the garage.

The Location and Context

The house is located north of Bury town centre in the Moorside ward. The neighbouring properties are contemporary with No. 16 and would have originally looked very similar in appearance, however many have been extended over the years. No. 16 has itself has a small rear kitchen extension, though this is not visible from the street.

The Proposed Works

The proposal is to demolish the garage and the rear kitchen extension and to extend the house to the side and rear in a style that replicates the existing.

On the ground floor, the works will increase the size of the kitchen, creating space for a breakfast table and direct access to the garden. In addition, the size of the dining room will be increased, and a utility area and storage space will be added. The under-stair toilet will be relocated off the new utility area, allowing for connection to the repositioned drainage run and to achieve external ventilation.

On the first floor an additional double bedroom with en-suite will be added and the size of the front single bedroom increased.

It is proposed that the new works will match the existing, and as such the ground floor elevations will be of brick to match the existing and the first floor will be of a render to match the existing, with brick quoin detailing and a band course, as existing. The main roofs will match the existing and the rear single storey flat roof will be a dark grey, fibre reinforced, liquid applied polymer finish.

Ordnance Survey Licensed Data

Block Plan shows area bounded by: 380597.04, 412136.16 380649.04, 412188.16 (at a scale of 1:200), OSGridRef: SD80621216. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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date; 22.04.2022	scale; As shown		

revision;	date;	comment;
A	22/04/22	Planning Application