



RA Design & Project Management Ltd
Suite 4
The White House
42-44 Chorley New Road
Bolton
BL1 4AP

PROPOSED CHANGE OF USE FROM STORAGE UNIT TO DWELLING

AT

GREEN ST

BURY

BL8 1TF

DESIGN AND ACCESS STATEMENT

September 2023

Tel: 01204 322196
Fax: 01204 214110
Email: info@radesignprojects.co.uk
Web: www.radesignprojects.co.uk



Proposal



The proposal is to convert the storage unit to a dwelling.

Design

The structure of the building will remain but the roller shutters will be removed and new openings formed as per the plans.

The new dwelling has a studio layout and exceeds the National Minimum Housing Standard floor area

The visual impact of the proposal will be an improvement to the existing

Access

A private garden will be provided, screened on all 3 sides and bins will be stored within the curtilage.

The access road/alleyway is owned by the applicant and will allow a vehicle to be parked there

The dwelling is in a highly sustainable location, close to shops, schools, parks and places of employment.

The proposal is quite modest yet is considered an improvement on the previous use, which was unpredictable and potentially hazardous. The proposal will also contribute to the provision of housing in the area, which is in great demand, and bring a building that has been vacant and unable to let for over 4 years back into use.