

DESIGN AND ACCESS STATEMENT

**Proposed Retention of Existing no 2no First Floor 2-Bed Apartments at 297A Hollins Lane, Hollins, Bury BL9 8BD
For Mr & Mrs G Lightfoot**

GENERAL

Site History and Background

The site of approximately 285sq m a small commercial site located at the centre of Hollins Lane between Brow Croft Lane and M66 Motorway and consists of 2no 2-Bed Apartments over 297 and 299 Hollins Lane that are 2no small ground floor commercial units that were formed in approximately 1996 and now owned and run by the same owners as today. The main building is approximately 100 years old is constructed in brick beneath a slated roof which we understand was an existing two storey Co-op Building. There is presently no evidence of planning applications for the site.

Environs

The building is located within the mainly residential ribbon development of Hollins Lane with Bury Golf Club at the back and a rear passageway running behind the adjacent properties.

Access to the apartments is at the side of the property from an open yard and within the property is a rear yard in which the un-demarcated area is available for 4no car parking spaces.

Security by Design

Access to the flats is secure.

Waste Management

The existing waste management strategy is successfully in operation and would be maintained with bins for all 4no units.

The Proposal

Our clients wish to regularise the use of the existing 2no 2-Bed Apartments and we enclose evidence of Flats usage over the minimum 10years of usage

We contacted the Building Regulations Addresses Dept who inform us that the flats have been in existing from the year 2000

We attach letters from our clients Accountant verifying continual flats usage since their employment since 2009

We attach a copy of drawing we prepared in 1995 for proposed 2no 2-bed flats which we designed, were not employed to supervise but viewed works commencing

We attach a copy of the Electrical Register for both flats

We attach a copy of letter from Flat 1 tenant who has been in residence since 2011 with the

We attach list of tenants for Flat 2 since 2001 with the latest tenant being in residence since 2016

The above documentation proves that both flats have been used or available for continual usage for over the minimum 10years period

We are of the opinion that these proposals enhance the property and the surrounding environment to the benefit of all parties concerned

Appendices

Letter from Accountants

Documents held by Accountants

Copy of drawing prepared by Holborow and Ormesher

Electrical Register

Letter from Apartment 1 Tenant

Flat 2 Tenantage