



JG1-let-01

10th May 2022

Bury MBC
Development Control
3 Knowsley Place
Duke Street
Bury, BL9 0EJ

Dear Sir,

**Design and Access Statement for a Change of Use from loft space to flat at:
73-75 Ainsworth Road, Bury, BL8 2PY**

1 Use :

Currently used as a convenience store at ground and basement, approval was granted during August 2010 for a change of use of the first floor to be used as a flat, planning reference 52830.



2 Amount of Development :

With very high ceilings there is scope to lower these and provide accommodation in the roof space suitable for 1no. flat.

3 Layout :

A new staircase is configured to allow access from the existing entrance door to dedicated internal front doors to each flat.

4 Scale :

Externally, the scale of the property will be unaltered.

5 Landscaping :

No additional landscaping is possible.

6 Appearance :

The only external addition is our proposed dormer, which will be dark grey in colour to blend with the natural slate roof.

7 Access :

Using the original access door, the new stair will have treads and risers suitable for use by the ambulant disabled.

Contrasting colours will be employed to assist the visually impaired.

WC facilities will be provided in accordance with Approved Document M for use by the disabled.

Any additional requirements of the Local Authority would be provided.

Yours sincerely,

Gary Dearden