

37. Bedvale Rd,
Bur-1, BCL 99A.

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"Design And Access Statement."

- ① Use :- Existing premises used as a general "New's Agents" shop known as "Bedvales News" with 1st floor ancillary living accommodation above 4th shop used by the shop keeper and his family, serving the local community for the past 25+ years. (Applicant Mr Patel has recently bought N337)
- ② 'Amount of Development' :- Applicants live next door to the application site @ 39 Bedvales Rd and live on the 1st floor living accommodation above their own shop premises known as "Bedvales-off licence and will ultimately one planning ~~approval~~ has been obtained to extend N337... will - wish to knock thro' on both levels to create one large ground floor shop premises with additional 1st floor living space above for the applicants family including his elderly mother, recently widowed, who will move from her home in Bolton to live with her son, his wife and two daughters above the shop which they will run as a family etc.
- ③ The proposed extension will be attached to the rear of the premises with a single storey - Monopitched lean to'. extension to run up to the existing extensions the rear of N339 @ 3.67m and then an additional flat roofed storey extension projecting out a further 5.4m to the rear curtilage.
 - A new shop front at Bedvales Rd will allow public and customer access to the shop with a separate single door provided adjacent to provide access for the family up to their 1st floor living area above the shop.

④ Scale:-

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The proposed extensions are single storey to the rear in order to provide a substantial storage area and to subsequently reduce the number of trips that the applicants will need to make to the Cash-in-Carry by enabling more goods to be stored on site. Area to increase the shop floor area, i.e. reduced carbon footprint.

⑤ Landscaping:- The remaining garden area to the rear of the proposed extensions will be levelled and paved to provide outdoor level amenity space and ultimately, the fence between Nos 37+39 will be taken down and become one large back yard/garden space for outdoor amenity, etc, allowing the enjoyment and use by the applicant and his family who will continue to live above the shop premises as combined site on both levels.

* No intention to provide separate living space above shop floor i.e. Not to be used as flats for separate external use/rental etc. Shopkeeper and family to live above shop floor areas... and operate the shop premises -... i.e. on-site @ all times. *

⑥ "Appearance":-

- Rear extensions to be built in concrete block and render applied externally in an 'off-white' colour with a tiled mono-pitched -lean to roof, to match the rest to the rear of No 39 in-c-pitch/pitcher and a flat roofed store room area of extension, all at the rear of the property.
- New glazed shop front with security roller shutter and curtains above to alteration to access the upper 1st floor a separate door adjacent to access the upper 1st floor family living accommodation between the shop front and a gate securing access to the "ginnel" between Nos 35 and 37 Redwater Rd - Refer to Elevations Nos 14 & 15 and attached site photo taken @ five of survey etc.

⑦ Access :-

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- Principal access to the shop premises And 1st Floor ancillary living accommodation above the shop will be from the front, off Bedoules Rd. A large bay section of apron exists front the front elevation of all the shops/business premises up to the public footpath on the front.
- An existing gate exists between the Chinese take away @ 35 and Bedoules Neure 37 and is secured by a solid - gate to prevent access from unauthorised persons. This gate can be opened / operated by both 35 + 37 only to access the rear courtyard.
- Access out from the proposed 'shop - store - room extension' is available to the rear yard space as required.
- As Per Drawing 5, the separate access at the front to the applicants / Shopkeepers 1st Floor ancillary living space, gives access to the existing staircase which ascends up to 1st Floor Past also gives an opportunity to allow the shopkeepers to descend the stairs from their living area and to enter the 1st Floor Shop premises, internally, is having not to exit the building and re-enter the shop !!.

Summary :-

The Above statement is a written explanation of how and why the proposal has been prepared and designed and takes into account the scale, appearance and surroundings of what is being proposed and should be considered and read in conjunction with the plans and drawings 1-8, site photos etc. that accompany this formal Planning Application being submitted to Bury Council etc.