



KH11-let-01

9th September 2025

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

Dear Sir,

Design and Access Statement for construction of new housing for persons in adult social care following demolition of existing works on land to the rear of 29 Raven Street, Bury, BL9 5AU

1 Use :

This corner site, located behind a row of terraced houses is currently occupied by a derelict works in unsightly condition, and being progressively vandalised.



Corner of Regent Street and Back Walmersley Road West

2 Amount of Development :

Our proposal is to demolish the derelict works, leaving only the boundary walls in place adjacent numbers 27 and 29 Regent Street, as these support lean-to structures within the rear yards of the surrounding terraced properties.

A new single storey construction is proposed to provide two bedroom accommodation for adults in need of social care, along with a single bedroom for a carer.

As our proposal fills the site, inset footings will be used such as not to encroach beneath the existing adopted footpaths adjacent the site.

Surface water and foul drains would connect to the main sewer system, with rates of discharge similar to the original building.

Fronting the main entrance, a ramp will allow access at a gradient between the site perimeter and a level door threshold.

3 Layout :

An 'L' shape plan would occupy the available site area.

4 Scale :

Single storey in scale, and generally concealed from sight by the existing boundary walls.

5 Landscaping :

No additional landscaping is proposed.

6 Appearance :

Visible elevations would be constructed using brickwork to match the housing in the locality, with window and door frames in anthracite grey.

7 Access :

The surrounding streets offer on-street parking with no restrictions, along with level approaches to the proposed main entrance.

Public transport links along Walmersley Road linking Bury Town Centre with Ramsbottom are also frequent.

No additional car parking spaces are proposed within the site due to the small scale of development and the ease of access for visitors from all surrounding areas.

A graded surface will be provided across the frontage to allow a level access into the building.

Toilet facilities will be provided, suitable for use by the disabled as supplied within the Sanitary Ware Document M pack.

Any additional requirements of the Local Authority such as the use of contrasting colours to assist the visually impaired, will be provided.

Development of the site will benefit the area by removing this currently neglected eyesore and replacing it with a structure which will be well maintained into the future.

8 Intended Use:

The design specification and layout of this new build bungalow has been developed in partnership with the Community Commissioning Department at Bury Council for the purposes of Adult Social Care Specialist Supported Accommodation to meet the specific needs of 2 individuals with mobility and care / support needs.

The property will be leased to a Registered Housing Provider who will provide the landlord and housing management function.

A care provider will be commissioned by Bury Council to deliver 24 / 7 care and support in the property.

For any further information please contact Victoria Crookes (Commissioning Manager) on 0161 253 6008 or email: V.Crookes@bury.gov.uk

Yours sincerely,

Gary Dearden