PPY Design Ltd

AW4-let-05A

15th December 2025

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

Dear Sir,

Design and Access Statement
Change of Use of Smithie Garage, Caltha Street, Ramsbottom into 1 no. dwelling.

1 Use :

Existing single storey premises accessed from Caltha Street, its use as garage premises is no longer viable, so it has been closed, and disused for a number of months.

Smithie Garage viewed from Spring Street

2 Amount of Development :

Our proposal is to demolish the structure, leaving just the front elevation for re-use to be modified and extended as the frontage to a two storey development in creating a new dwelling.

3 Layout :

A traditional layout features the main entrance and sitting room carrying on the rhythm of the windows and doors along Spring Street.

Kitchen and dining area is at the rear looking onto a rear yard area, and two bedrooms are located on the first floor along with a bathroom.

4 Scale :

Although repeating the rhythm of the houses in terms of fenestration, our proposal is subservient to the original houses adjacent and will be seen as smaller in scale.

5 Landscaping :

No landscaping currently exists on this small site, and none is proposed.

6 Appearance :

Similar in appearance to the adjacent houses, our proposal aims to extend what is already in the Conservation Area.

7 Access :

As a step is provided on the front elevation to echo the adjacent properties, a ramped route will be provided to allow access for any disabled into the yard and through the rear door.

Paths leading to this door are to be maintained at a gradient prescribed in current building regulations, and a level threshold will be provided.

WC facilities will be provided to be suitable for use by the disabled and will have outward opening doors reached from within the kitchen.

Any additional requirements of the Local Authority will be provided.

Policy JP-S2: Carbon and Energy Statement :

The aim of the Places for Everyone Development Plan Document is to develop a carbon neutral Greater Manchester by 2038, which in order of importance seeks to:

Minimise energy demand.
Maximise energy efficiency.
Use renewable energy.
Use low carbon energy.
Utilise other energy sources.

Stated within this plan, as an interim measure, development should be consistent with the 2022 Part L Building Regulations, with which our proposal will be fully compliant.

Nationally Designated Space Standards :

Accommodating two bedrooms, one double with an area exceeding the required 11.5sq.m, and at least 2.75m wide; the other single with an area exceeding 7.5sq.m and at least 2.15m wide.

Having a footprint of 71.47sq.m, it exceeds the gross internal area required for a two storey dwelling of 70sq.m.

Built in storage area totals 2.0sq.m as required.

See the accompanying National Space Standards Table.

Policy JP-C2: Digital Connectivity:

This planning policy requires all new development to have full fibre premises connections unless unviable, such that internet connections will be operational and immediately accessible to network providers when occupiers move into new properties.

This policy will be fully embraced, with all ducting installed, along with pull chords, such that no builders work will be required to enable connection.

We consider that a connection hub will be available in the near future to enable full connectivity to all new properties in the area.

Drainage Strategy:

As stated in the National Planning Practice Guidance, surface water run off should be discharged in the following hierarchy, in order of preference:

1. Into the ground (infiltration).
2. To a surface water body.
3. To a surface water sewer, highway drain or other drainage system.
4. To a combined sewer.

There is insufficient land associated with this development to direct surface water to soak away, and there are no surface water bodies adjacent the site.

As no combined sewers are available in the surrounding streets, connection to the existing combined sewer is the only option.

Our proposal to construct one new dwelling actually produces no more surface water run-off than the former roof area covering the site.

Similarly, our proposal will result in minimally more foul water sewage discharging to combined sewer than its former use as a garage, which employed 3 mechanics and had one toilet facility.

Let me know if you need anything further.

Yours sincerely,

Gary Dearden

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