

Design and Access statement for proposed Change of use of First floor, Proposing the conversion of existing storage on first floor in to 8 numbers of Flats , at 2 Cook Street Bury BL9 0RP

For First Choice LTD.

The Application site

The application site is on Cook street and corner of side street Address is 2 Cook Street , Bury BL9 0RP. The existing property comprised of Asian General Store comprising of Asian general food, green grocery and soft drinks, there are bedsits on 2nd floor for staff accommodation, in the street of terraced properties in south and factories in the North. The site is located within well established residential properties, in town centre.

The Proposal

The application seeks planning consent of 8 Numbers of Flats on First floor plus using the existing height of eaves and dormer at front and rear, we are creating another floor level to accommodate these flats, ,There will be new windows at front and rear, This proposal will help in community on highly demand of renting properties, and utilise the space in premises which is not being used, There are two separate entrances leading to staircase going up to first floor and Second floor which will be used for Proposed Flats access. There is a fire exit on second floor for each flat to ensure the safety of residents.

Appearance

The appearance of the building will improve with UPVC windows with wooden effect cladding to the front and rear.

Access

There are two separate entrance on Cook street leading to staircase going up to First & Second floor which will be used for Proposed Flats access.

Car Parking & the servicing of the premises

There is Car Park across the side street, each flat will be served with its own car parking space, there is a bin storage area on ground floor which will be used for these Flats as well as its Existing uses, The refuse collection will be in accordance with the Council Policy.

Flood Risk

The flood risk appears to be low.

Sustainability Appraisal and Energy Statement

The windows to be double glazed units cavity filled with Argon gas for high performance, All flats will be fully equipped with central heating .