

ArchiTech

3 Hampden • Broadhead Strand • London • NW9 5QA

(T) 020 8205 2329 • (M) 0793 036 0386 • (E-mail) sme3012@gmail.com

DESIGN AND ACCESS STATEMENT

Re-Submission of

**Proposed change of use of part of
ground floor from retail unit (Use Class
E) to dwelling (Use Class C3)**

51 Walmersley Road, Bury, BL9 5AE

for and behalf of Mr A. A. Khan

MARCH 2024

DESIGN AND ACCESS STATEMENT

This Design and Access Statement has been prepared by ArchiTech on behalf of Mr. A. A. Khan and is submitted in accordance with the requirements of Government planning advice as set out in Planning Policy Statement 1, Delivering Sustainable Development, and legislation under section 42 of the Planning and Compulsory Purchase Act 2004, which substitutes a new section 62 of the Town and Country Planning Act 1990.

This statement supports a Full Planning Application for the proposed change of use at 51 Walmersley Road, Bury, BL9 5AE.

PLANNING

The existing property is a mid-terraced two-storey building with a takeaway shop on the ground floor and residential space on the first floor.

Currently, the first floor comprises two bedrooms and a bathroom but lacks a kitchen. This deficiency severely limits the functionality of the residential unit, prompting a long-standing plan to incorporate a kitchen/dining/living area to better serve the residents' needs.

Due to the property's mid-terraced nature, extending towards the back on the first floor level is impractical, and converting the loft is unfeasible due to its limited height. Consequently, it has been decided to propose the addition of a kitchen/dining/living room on the ground floor level.

DESIGN

In preparing the design for the proposed development, we have carefully considered the site and its surrounding area, aligning with the design principles established in local policies. Efforts were made to minimize impacts on the neighbourhood. There will be no change to the façade / shop front of the building.

The proposal primarily involves internal rearrangements of spaces on the ground floor without any further extensions. The main change is the conversion of the existing retail unit into an office, which falls within the same class of use. Additionally, we intend to convert the rear part of the retail unit into an extension of the existing residential unit to accommodate an extra bedroom with an en-suite and a kitchen/dining/living room.

Due to the presence of a large rear extension occupying the entire rear garden, providing natural lighting and ventilation to all rooms presents practical challenges. To address this issue, we propose the creation of a courtyard. Rooms adjacent to this courtyard will benefit from natural lighting and ventilation.

One of the reasons for the refusal of the previous application was the size of the courtyard, which measured 2.66 x 0.9 meters. In response, we have enlarged the courtyard to 2.66 x 2.1 meters. It is anticipated that this larger courtyard will function much more effectively than the originally proposed size

ACCESS

The main access will not be changed and it us via Walmersley Road.

CONCLUSION

The proposed scheme is designed to satisfy the various applicable policies; to reflect and respect the immediate surrounding residential properties. The plans and elevations submitted as part of the planning documents illustrates the design principles adopted would result in an appropriate form of development whilst reflecting the in-keeping of the neighbourhood.