

PROPOSED CHANGE OF USE of No 29 BOLTON ROAD, BURY. BL8 2AB

DESIGN and ACCESS STATEMENT.

LOCATION

The property is located in the middle of a terraced block comprising other commercial properties together with properties that have been converted to flats. There is access to the rear of the property along Albion Court.

There is ample on street parking in the vicinity and the area is well served by local bus routes.

INTRODUCTION

The property has been vacant for some time.

The proposal is to convert it from office use on the ground floor with living accommodation over, to 2 no 1 bedroom flats.

The terrace is a front facade mixture render, stone pint and facing brickwork with a variety of window styles in both timber and variously coloured upvc.

The rear of the block is generally rendered or pebbledash.

The properties have slate roofs.

The building is on two floors, and has a rear yard area which will be shared between the flats, and accommodate the access to the rear of the ground floor flat and the first floor flat.

PROPOSALS

The proposals are to convert the property to 2 no 1 bedroom flats.

The ground floor flat will have a front access off Bolton Road, together with a rear access from the yard. The first floor flat will be accessed from the rear yard.

The shop window will be removed and the wall built up to form a window opening to match the first floor window opening. The rear porch will be demolished and a new rear access door to the rear vestibule, and window openings formed to the ground floor kitchen and shower room. There will be no other alterations to the external fabric of the building.

Refuse / recycling bins will be located within the rear yard as existing.

CONCLUSION

The terrace is not listed and as such is not a significant building, and the proposal should have little impact on the immediate area, and will bring the property back into use. Although the property is located in a designated local shopping centre and

Employment Generating Area, because of its small size and the fact that it has been vacant for some time, it is unlikely to have an impact on the area in general.