

37 Bolton Road, Bury, BL8 2AB

Proposed Conversion from Shop to Residential Accommodation

Design & Access Statement

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Design & Access Statement for:

Conversion and refurbishment of former
Retail unit and residential flat into two residential flats

At:

**37 Bolton Road
Bury
BL8 2AB**

On Behalf of:

Mr Anthony Jacobs
HPD Estates

1.00 EXISTING BUILDING

- 1.01 This application relates to no. 37 Bolton Road, which until recently had functioned as a retail unit to the ground floor and residential flat to the first floor.



Fig 1. 37 Bolton Road Frontage

- 1.02 The property is located on Bolton Road and is a two-storey building of masonry construction with a pitched roof, covered with slate tiles. One single-storey extension is present at the rear. The front entrance is situated directly on the public highway, with a small, enclosed yard area to the rear of the property.
- 1.03 The site is located on high street type setting in a predominantly retail area, to the east of Bury town centre. The property is situated in between a tattoo shop and a barbers

2.00 RATIONAL FOR CHANGE

- 2.01 The current proposals seek to refurbish and convert the building into 2no. residential flats.
- 2.02 In 2020, the property was granted approval for a change of use from shop and flat, to 4 person house in multiple occupation, with alterations to front elevation (Application Number: 65271)

3.00 PROPOSAL AND DESIGN

- 3.01 The original use of the building is unknown, although at some point in its history, it was converted into a retail & residential unit, and latterly one extension was added although it is unclear when this was built. The current proposals do not require an increase in the building footprint, and pedestrian and vehicular access will continue as per the current arrangement.



Fig 2. Rear of main property and single-storey extension

- 3.02 To the rear of the property externally, the proposals include for the removal of unusable fire exit staircase, with new window opening to the position of previous first floor exit.

To the front of the property externally, the proposals include for the removal of shop front entrance, with 2no. new window openings to ground floor. Existing roller shutter to front elevation is also to be removed

Appearance

- 3.03 37 Bolton Road is a two-storey building of masonry construction with a pitched roof, covered with slate tiles. One single-storey extension is present to the rear, with pitched roof and covered with slate tiles. There is a small yard to the rear of the property.
- 3.04 Whilst we acknowledge the building is not listed, nor subject to the necessary constraints of a Conservation Area, we have sought to minimise any impact the proposals will have on the street scene.

- 3.05 Within the proposals, new internal partitions allow the creation of two flats, whilst making the best use of available space throughout. Within the proposed layout, appropriate fire separation throughout the building has been carefully considered, with compartmentation together with fire doors to all flats.

4.00 ACCESS

- 4.01 Access to the property is directly off the footpath of Bolton Road with a small internal lobby providing access to 2no. residential flats.
- 4.02 Regarding vehicular access, existing parking provisions will be unaltered by our proposals. Free street parking is available via Broom Street, adjacent to the property and Victoria Street, which is a short walk away. There is no existing designated parking area for residents
- 4.03 Waste collection is currently via waste bins to the rear of the property, accessed via Broom Street, this will be unaffected by our proposals.

5.00 FLOOD RISK ASSESSMENT

- 5.01 The Environment Agency has categorised the proposed site and surrounding area as within Flood zone 1, meaning 'very low risk'.

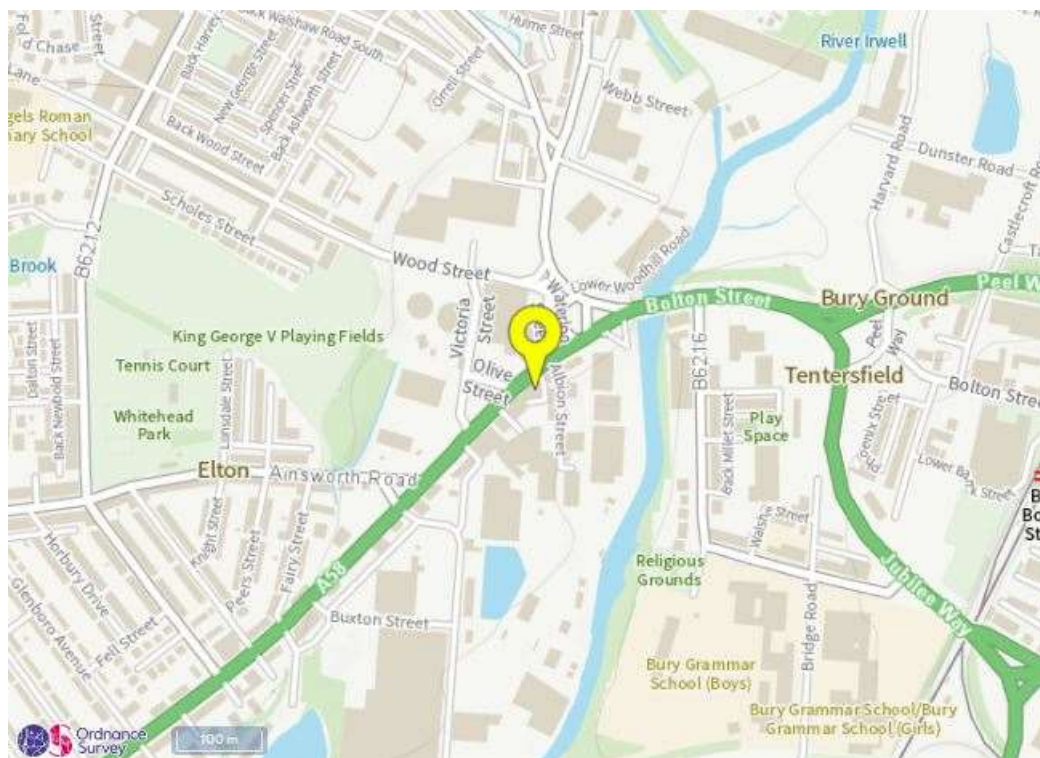


Fig 6. Extract from the Flood map for planning

6.00 CONCLUSION

- 6.01 The area in question is a largely commercial area, and it is not anticipated that the addition of one new residential unit will negatively impact on transport and highways in the locality. We feel that the proposal is acceptable in terms of design and would deliver sustainable development in accordance with the National Planning Policy Framework (NPPF), and consequently, we can see no justification on why this application should not be approved.