



DESIGN AND ACCESS STATEMENT

IN SUPPORT OF

REINSTATEMENT OF A DESTROYED MID-TERRACE
HOUSE, FOLLOWING A NEIGHBOURING GAS EXPLOSION

AT

104 NELSON STREET, BURY, GREATER MANCHESTER
BL9 9HX



Date: 22 July 2025

Our Ref: 250521

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1.0 INTRODUCTION

- 1.1 This Design & Access Statement has been prepared by Gateley Smithers Purslow in support of reinstatement of a mid-terrace house which has been destroyed by a gas explosion at a neighbouring property No. 106. The proposal seeks to reinstate the building back to its pre-destruction state in a like-for-like manner in terms of appearance, style, form, and size.
- 1.2 Gateley Smithers Purslow are a national multi-disciplinary consultancy consisting of Architectural, Planning, Heritage, Engineering and Surveying Professionals.
- 1.3 This statement should be read together with all existing and proposed drawings and supplemental building reports. From here on the term “the building” will refer to the existing building and the term “the site” to refer to the site subject to this application. This statement follows the guidance of the Design Council and the CABE publication ‘Design and Access Statements – How to write, read and use them’. Where required it also takes guidance from Historic England advice Note 12 ‘Statements of Heritage Significance in Heritage Assets’.

2.0 PLANNING HISTORY

- 2.1 There is no planning history of this building or site following a search via the Bury Council website and planning application search results.

3.0 HERITAGE AND SETTING

- 3.1 The building and site is not listed by Historic England.
- 3.2 The building and site is not in a conservation area based on the Bury Council Online Maps found on the Bury Council website.
- 3.3 The building is a traditional mid-terrace house in a row of buildings, No. 88 to 106 Nelson Street, which share a similar style and appearance.

4.0 USE

- 4.1 The use of the building is a domestic private dwelling. There will be no change of use in this application, and we seek to reinstate the dwelling back to its original use.



5.0 LAYOUT

- 5.1 The proposal does not affect the layout of the site from the original design pre-destruction and gas explosion. We are proposing to match the original layout with a minor change to the hallway and stair design, due to the requirement to meet current regulations.
- 5.2 The building consists of a 2-bedroom mid-terrace house, with a living space, Kitchen, and bathroom. The original building included a chimney which has not been in use for a number of years. We are proposing to remove the chimney to allow more usable floor area.
- 5.3 The need to meet current regulations requires the external and party walls to be increased in size for the thermal, acoustic, and similar performance standards. Removing the chimney will help with maintaining a similar floor area to the original.
- 5.4 The site consists of a small front garden of planters and paving from the Nelson Street to the main door. It is lined with a low brick wall with metal railing to the boundary of No. 102, timber fencing to the boundary of No. 106, and a low wall with squared rubble effect wall with metal railings and gate to Nelson Street.
- 5.5 The rear garden consists of a tree and rear garage door to give access to Back Nelson Street South. It is lined with brick walls on the boundary to No. 102 & 106. The garden finish was unknown at this time, as it was damaged by the demolition of the main building.

6.0 AMOUNTS

- 6.1 The amount of development relating to this application is limited to the original building and site pre-destruction.

7.0 SCALE

- 7.1 The scale of the proposed building and works has not been increased from the original design, building, and site pre-destruction. It is limited to a mid-terrace house, with the footprint and heights matching the original building pre-destruction.

8.0 LANDSCAPING

- 8.1 The landscaping will consist of minor landscaping to restore the site back to the original design and layout. This includes supplying grass and paving to the site to allow access to the building.



9.0 APPEARANCE

- 9.1 The appearance of the proposed building has been designed to match the original pre-destruction building and to maintain the street scene of Nelson Street.
- 9.2 Our proposal has taken care to match the original in appearance, colour, size, materiality, and style. Minor changes to modern materials have been proposed due to availability and cost of certain materials, in particular the original painted stone to pre-cast concrete painted black. The stone cladding is not readily available and we are proposing to rebuild to the original red facing brick.
- 9.3 Existing materials are to be salvaged for use to match any new materials for appearance, size, and colour. Where no existing materials are available, historic photos and neighbouring terraces are to be used for reference.
- 9.4 Please see the accompany drawings and the photographs below for views of the building.

10.0 ACCESS

- 10.1 The access to the site will be unaffected by this application, as the damage was limited to the site and neighbouring properties, and did not cause any damage to the surrounding street or area.
- 10.2 The access to the building will need to be reinstated which consists of paving slabs from Nelson Street to the front door. The rear garden can be accessed via timber gates and paving slabs to the rear door from Back Nelson Street South.
- 10.3 There is no parking provisions proposed to the site due to the size of the site and property. None provided previously to this site and to the neighbouring row of terrace houses. Street parking to be utilised if required, and the rear garden can be adapted for used if deemed necessary by the homeowners in the future.



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11.0 PHOTOGRAPHS



11.1 *Photo taken from Google Street View of the original property pre-destruction, viewing the front West Elevation, from Nelson Street. Image captured June 2023.*



11.2 *Photo taken post-damage and in its existing condition, from front West Elevation.*



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11.3 *Photo taken from Google Street View of the original property pre-damage, viewing the rear East Elevation, from Back Nelson Street South. Image captured May 2012.*



11.4 *Photo taken post-damage and in its existing condition, viewing from the rear East Elevation, from Back Nelson Street South.*