

PLANNING STATEMENT – 61 CHURCH STREET, **HEYWOOD, OL10 1LJ**

LOCATION: The site is located on Church Street, a busy main Road in the centre of Heywood. An Italian restaurant currently sits on the site. The site is adjacent to a large 3storey building comprising residential flats.

PROPOSAL: Demolition of restaurant and construction of (set back) three storey building comprising Commercial (Class E) at ground floor and 2x 3 bed flats at FF & SF. Garden, residential parking and bin store to rear.

SCALE: The proposal will have a ground floor GIA of 104 sq.m, first floor GIA of 104 sq.m and second floor GIA of 104 sq.m. Eaves height of 7.5m and overall height of 9.95m to match neighboring property.

MATERIALS: The external walls will be finished with brick other than ground floor front elevation which will be finished with white / cream render. Windows to be white UPVC to residential flats and grey aluminium to commercial front elevation.

ACCESS: Vehicular access to the residential parking (at the rear) through Temple Street. Pedestrian access to commercial GF at the front and rear. Main entrance to the residential flats at the side / rear, with pedestrian access from the front and rear of the building.

