

Newdale Estate Ltd

16 Hampson Street, Radcliffe, Bury, M26 4TN

Convert existing 3 bedroom property into 2 apartments – 2 bedroom each

Supporting Planning Statement

Background

The existing building is a dwelling of 3 bedrooms over 2 floors, possibly originally built as part of the 'shirt club' building to the west of the site. The front elevation is rendered with brick walls to the side and rear with an extension that was approved in 2001 but no details of this are on line. The yard to the yard is part of the deeds of the property but with access to the staircase from the neighbouring building. The street is mainly residential with a mix of property types of varying age.

The existing property is a large 3no double bedroom property with a total floor area of approx 123.2m², the minimum requirement in the 'Nationally described space standards' of this type is 102m², therefore the existing exceeds the standard. The applicant of the building owns many properties in the area of North and East Manchester that are rented out to the people of the communities to provide a good standard of living.

The existing property could house 6 adults but has no 'off street' parking provision, parking if required is on the street. The town of Radcliffe is very well serviced with all local amenities and great links with the bus and tram network, to local towns and Manchester.

Access

It is proposed to use the existing side elevation access to this building for the conversion, the building is at back of footpath so there is no space to stand off the street to access to the building. Inside the building the 2 apartments can be easily accessed using the existing staircase, therefore no waste and alterations to the building. Access to the rear amenity space remains as existing.

Design

Internally is to make better use of the space to provide more small family accommodation as starter accommodation is in demand in the area. Small family properties should ideally have the provision of a bath. The 'Nationally described space standards' require a property of 2 bedrooms for 3 persons should be a minimum of 61m² which this scheme complies with, with additional storage to the rear yard for items and a place for cycles.

The apartment to ground floor does as submitted fall short on the standards for the 2nd bedroom as this should be 7.5m² but we have provided 6.5m². We could provide a larger bedroom if we was to reconfigure the layout, but that would mean a bedroom to the front elevation at street level which is not ideal, or we could remove the bath provision, just have the existing WC and provide a shower room, but that would need an additional window installing maybe and that would increase the bedroom to the rear, but that is not ideal again. We propose a 13% less floor space to the 2nd bedroom that still has a good proportions, but if the LPA insist that we need to comply then this will be at the detriment to removing the bath which is a good amenity to a family home.

Externally we have shown 8no bins to allow for all waste / recycling, 2 good size store sheds behind existing walls, with a small amenity space for sitting out, but the area is well allocated for open space with a park at Abden Street and Darbyshire Street, together with being a minute away from the Manchester, Bolton & Bury Canal towpath which leads to open space.

The sheds will provide secure storage for bikes and other items as required and the number of parking is also expected to reduce with this use of the building.



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