

PLANNING STATEMENT.

137–143, STAND LANE, RADCLIFFE, MANCHESTER. M26 1JR

PROPOSED CHANGE OF USE FROM HOTEL TO 18 BEDROOM HMO

INTRODUCTION.

The Design Statement has been prepared in support of the full planning application for the conversion of an existing hotel into an HMO.

The Hawthorn Hotel, it's location is 137-143 Stand Lane Radcliffe. Manchester. M26 1JR. The area is locally known as Chapel Field, the property is located between Stand Lane at the front and King Street at the rear. Stand Lane is a trunk road connecting Radcliffe Town Centre via Radcliffe New Road to Whitefield via Ringley Road.

King Street is a relatively narrow service street with residential properties.

The site benefits from being close to local shops, public transport with bus stops nearby. Radcliffe Town centre is within a moderate downhill walk or even briefer bus ride. The established public transport system readily enables residents to travel within the town, region or nationally. Other local amenities such as Coronaton Park and Stand Golf Club are nearby.

The Hawthorn Hotel is a two storey building, the main entrance to the building is from Stand Lane, there is also an entrance to the building off King Street at the rear. The property is fronted by a public footpath, there is on street car parking bay at the front of the building for 8 vehicles, also there is on site car parking at the rear of the property for 6 vehicles.

In January 2018, Planning Application 62383 – Demolition of the existing single storey rear wing and erection of a self-contained living accommodation. This building is to remain has the applicants accommodation and is not part of this proposal.

DESIGN.

The proposal is based upon the building being no longer financially viable for hotel use, and follows the general trend for commercial buildings such as public houses and independent hotels seeking to move to the rental market given the impact that COVID-19 and the recent down turn in the economy has had on the hospitality sector over the last few years.

The principle behind the development is to retain the existing building, and to adapt it internally in the most appropriate and sensitive manner to accommodate the HMO, and will be based largely on the existing layout of bedrooms within the hotel.

Planning permission is sought for change of use of the hotel to residential use as an HMO. This will provide much needed additional accommodation in the area due the lack of use of the hotel rooms. The proposed rooms are for sole occupancy only.

The proposal conversion involves no alterations to the exterior structure of the building and preserves the footprint of the existing building with the addition of a single storey extension at the rear.

By retaining the external appearance, the fabric of the building visible from the street is unaltered, access to the rear of the property is retained, the existing commercial refuse bins and the parking spaces for 6 cars, one being designated for Disabled use are to remain.

Policy H2 - HOUSING ENVIRONMENT AND DESIGN takes into account a number of issues such as the form, layout and conversion of a residential development.

The establish use of the property as an hotel is not dissimilar in character to HMO, therefore it as little effect in changing the character and amenity of the surrounding area and is already well integrated with the surrounding land uses and well related in its scale and location.