

Design and Access Statement

Change of two storage rooms within the Basement(s) to a single occupant bedroom to create an additional bedroom within each House in Multiple Occupation (HMO) - resulting in 2 no. 10 bed HMO's, insertion of two Basement windows to the rear and excavation of land to create lightwells to serve the windows

Site Address: 146-148 Manchester Road, Bury, BL9 0TL

Applicant: Lauren Cohen, Grosvenor Villas Ltd

1. Introduction

This Design and Access Statement has been prepared to accompany a planning application for the addition of 2 bedrooms to two 9-bedroom Houses in Multiple Occupation (HMOs) located at 146-148 Manchester Road, resulting in the creation of two 10-bedroom HMOs.

The proposed development includes the addition of two 23m² ensuite bedrooms in the basements of the properties, featuring two light wells on the rear elevation to provide natural daylight, ventilation, and fire escape access.

The property already significantly exceeds all relevant housing and planning standards for HMO accommodations and has been successfully operated as a high-end HMO with no adverse impact on the surrounding community. This proposal aims to utilise underused space without compromising the quality of living for tenants or negatively affecting the local area, whilst ensuring continued compliance with all relevant regulations.

2. Assessment of the Existing Site and Context

2.1. Property Features

- **Room Sizes:** The Council's Houses in Multiple Occupation Guidance and Amenity Standards - August 2024 shows that a single occupancy combined bedroom/living room should have an area of 10m², and the minimum size for a combined kitchen/dining area to serve 6 to 10 people should be 19.5m². All existing bedrooms significantly exceed the minimum space standards required for HMO use, with many of the bedrooms more than double the minimum size, with extra high ceilings, offering tenants an exceptional standard of accommodation.

- **Shared Facilities:** The house benefits from an extra large shared kitchen/lounge space extending to 31m², as well as two additional shared spaces: a laundry room and a study area of 10m² and 7m² respectively. These shared amenities ensure all tenants have ample and dedicated spaces for cooking, relaxation, and study, which, when combined, is nearly two and a half times bigger than the recommended area of 19.5m².
- **Parking Provision:** The property provides seven on-site parking spaces, which are rarely fully utilised by tenants (see screenshots of the CCTV on the car parking). This demonstrates that the parking facilities are more than adequate, and reflects the tenant demographic, many of whom rely on public transport or cycling. In addition to the seven car parking spaces, there are eight on-site bicycle spaces and two motorbike spaces.

2.2. Community Integration

- The house has successfully operated as an HMO and has attracted high-end tenants who contribute positively to the area.
- There have been no recorded complaints from neighbours regarding noise, waste management, or parking issues. The property is well-maintained and waste is managed effectively.

3. Proposed Development

The proposal involves the addition of an extra large bedroom with ensuite bathroom (23m² each) in the basement of each property, which includes the construction of two light-wells on the rear elevation to comply with space standards and building regulations.

3.1. Additional Bedroom

- **Room Size and Layout:** The new bedrooms will measure 23m², significantly exceeding the minimum requirement for a bedroom with ensuite facilities.
- **Impact on Shared Facilities:** The existing shared spaces are generously sized and designed to support additional occupancy, ensuring the quality of living for tenants remains un-compromised.

3.2. Rear Light-wells

- **Design and Functionality:** The two proposed light-wells will be constructed on the rear elevation within the fenced and walled garden areas, hidden from public view. They will provide natural light and ventilation for the basement bedrooms, as well as a fire escape route via tilt-and-turn windows compliant with building regulations. They have been designed to have extra large openings with a sloping section to increase natural daylight to the bedrooms.
- **Heritage Considerations:** The property is a Non-Designated Heritage Asset (NDHA), and careful consideration has been given to ensure the light-wells are in keeping with the building's architecture and the surrounding area. The design will match the existing front light-wells of no.148, which has brick sides painted white on the inside of the lightwell), stone lintels around the top, and is fitted with a permanent fire escape ladder, which demonstrates the feasibility and aesthetic suitability of such features.
- The front light-well to no.146 has stairs leading to the basement, which existed prior to the current ownership.
- **Material Consistency:** The rear light-wells will incorporate the same brick and stone features as the front light-wells to no.148, ensuring they are sympathetic to the building's architectural character while providing necessary functionality.

3.3. Parking and Transport

- **On-Site Parking:** The existing parking provision is rarely fully utilised and will adequately accommodate two additional tenants without creating demand for on-street parking.
- **Public Transport and Cycling:** The property's location near Bury town centre and Holy Cross College, with excellent public transport links and provision of secure bike storage and motorbike parking spaces, further mitigates any potential parking concerns.

3.4. Waste Management

The property's effective waste management system, including sufficient bin capacity, will continue to meet the needs of tenants, including the proposed additional occupants with the properties' respective bin stores.

4. Impact on the Local Area

The proposed change will have minimal impact on the local community and infrastructure:

- **Visual Amenity:** The rear light-wells will be hidden from view within the fenced and brick walled garden area and designed to complement the building's existing architecture, ensuring no detriment to the property's appearance or the surrounding area.
- **Residential Amenity:** The property's existing operation as 9-bedroom HMOs has demonstrated harmonious integration into the neighbourhood.
- **Parking and Traffic:** On-site parking provision and the tenant demographic minimise the potential for increased demand on local parking resources.
- **High-Quality Accommodation:** The property continues to offer high-quality housing, contributing positively to the local housing market.

5. Conclusion

The proposed development represents a minor yet beneficial enhancement to the property and the local area:

- Utilising existing underused space to create two additional bedrooms without compromising the quality of living for tenants.
- Adding light-wells that ensure compliance with building regulations and fire safety, and providing natural light and ventilation, while remaining in-keeping with the property's architectural character.
- Maintaining the property's positive contribution to the local community and adhering to all planning and heritage considerations.