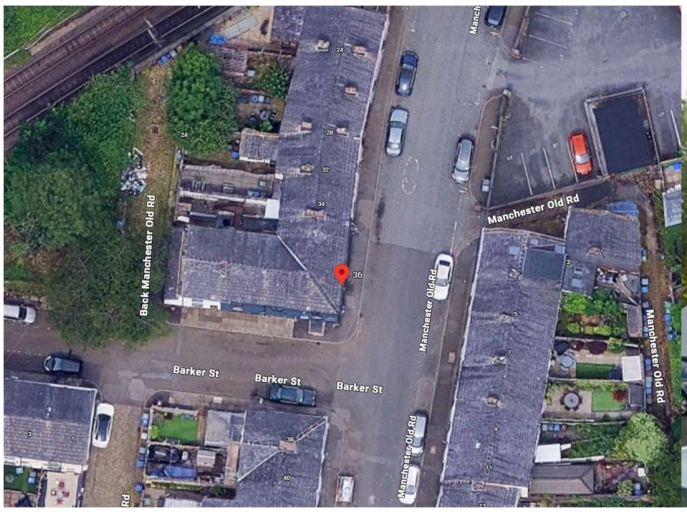
DESIGN AND ACCESS STATEMENT

36 Manchester Old Road, Bury, BL9 0TR



Proposals
The application proposes a change of use from a public house PUB to four self-contain apartments at 36 Manchester Road, Bury, BL9 0TR.
The proposed site is surrounded by the traditional terraced with mix brick and render finish houses. The application site will remain the same In appearance. Amenity space is provided within the rear yard.
Bike storage space provided inside the building and within the rear yard.

Site and surroundings
The site is located on Manchester Road Bury, which is to the South of the application site, 4 Barker Street is to the West, Barker street is to the South and 32 Manchester old road is to the North side of the application site.
The surrounding area is characterized by traditional terraced houses.
The site benefits from being within an established residential community. It is within easy walking/cycling distance of a range of local services/facilities including, town center, post boxes, post office, convenience stores, main bus routes, tram station, schools, parks, leisure facilities.
It is therefore evident the site is in a highly sustainable location.

Planning History

Ref: 73003 | Change of use from Pub (Sui Generis) to 12 bed (single occupancy) HMO (House in Multiple Occupation) (Sui Generis); rear dormer extension

Planning Policy

- H1/2 Further Housing Development
- H2/1 The Form of New Residential Development
- H2/2 The Layout of New Residential Development
- EN1 Built Environment
- EN1/2 Townscape and Built Design
- EN1/3 Landscaping Provision
- EN6 Conservation of the Natural Environment
- EN6/3 Features of Ecological Value
- EN7/5 Waste Water Management
- HT2/4 Car Parking and New Development
- HT4 New Development
- HT6 Pedestrians and Cyclists
- HT6/1 Pedestrian and Cyclist Movement
- HT6/2 Pedestrian/Vehicular Conflict
- SPD11 Parking Standards in Bury
- SPD16 Design and layout of New Development
- National Planning Policy Framework (2021)

Evaluation

Principle of the development
The application site currently vacant, not been used since last business closed down, located within an established residential area and is within close proximity to a high number of services and facilities.

Impact on the character and appearance of the area
The proposed change would not appear as an incongruous feature within the local landscape and would readily assimilate into its surroundings due to no external change to its appearance.
The proposed change would not have an adverse impact on the character and appearance of the area and will integrate well into the urban grain.

Of significant benefit is the removal of the unsightly appearance and the provision of much needed housing. This will improve the appearance of both the site and the street scene.

Impact on amenity
The proposal is commensurate with the surrounding interface distances and will make an efficient use of this site.
The amount of amenity space is favorable and will contain, Cycle storage and bin space.

Impact on the highway
The assessment of the sites setting and surrounding's has shown that it is in a highly sustainable location with excellent public transport links.

Access
Access from Manchester old road and back Manchester old road.

Waste Collection
According to council policies.

Flood Risk
The site lays in very low risk area.

Sustainability Appraisal and Energy Statement
Proposed windows will have double glazed units cavity filled with Argon gas for high performance.

Site Upgrades
In compliance with Policy JP-S2 of the Places for Everyone (PfE) plan, our development prioritises the minimisation of energy demand and maximisation of energy efficiency through the following measures:
This proposed change of use will comply with JP-S2, 1,2 and 3 and with Part L of Building Regulations by improving energy efficiency and generate renewable and low carbon energy, heating and cooling. The following will be done to the property to ensure JP-S2, 1,2, and 3, are met.
1) Cavity Wall Insulation: Any empty cavity walls will be fully filled, subject to a check for suitability from an accredited installer and approval by local authority building control.
2) Loft Insulation: loft spaces will be checked and filled with appropriate insulation.
3) Floor Insulation: uninsulated suspended timber floors, where easily accessible from underneath will be insulated.
4) HVAC (Heating controls) will be upgraded with central heating that has a programmable timer, room thermostat or thermostatic radiator valves. 5) Energy efficient lighting will be used throughout the shop
These measures align with the 2022 Part L Building Regulations and underscore our dedication to creating a sustainable and energy-efficient development.Policy JP-C2:

Parking
The application site is located close to the town centre with easy access to the public transports, there is no parking restriction on the highway, residents require a permit to park on the street. 4 numbers of cycle storage space will be provided within the application site for residents.

Conclusion
The proposal will result in numerous benefits which are not significantly and demonstrably outweighed by any adverse impacts. The application should therefore be approved.