

Design & Access Statement – 2 Ferngrove House, Ferngrove, Bury BL9 7LS

This Design & Access Statement was prepared in support of the planning application for Full Planning Permission at the above site for:

“Change of use of existing 6-bed House in Multiple Occupation (Use Class C4) to 10-bed House in Multiple Occupation (Use Class Sui Generis) together with associated external works to add a new window and hard landscaping to create car parking spaces”

Existing Site

The application site is located off Ferngrove and contains an existing semi-detached 2-storey building and associated yard and driveway.

The existing building is used as a 6-bed HMO and benefits from HMO licence (BUR/HMO/0102). The existing HMO accommodation provides a communal kitchen, lounge and 6 bedrooms (only 3 of these with ensuite) and a communal bathroom for the remaining 3 bedrooms. The existing bedrooms vary from 10.8 sqm to 27.9sqm. The existing site does not benefit from any formal car parking provision.

To the west, the existing building is adjoined by a residential building at No. 1 Ferngrove. To the east and north, the site is bounded by a timber fence, beyond which there are a number of mature trees and dense vegetation.

The land adjoining to the east benefits from planning permission (ref. 68884/Full) for 5 x residential dwellinghouses which was approved by Bury Council in April 2023. The proposals under this planning application have been development in cognisance of the extant planning permission on the adjacent land and will not hinder its future implementation.

Proposed Development

Change of Use and Quality of Residential Accommodation

The proposed change of use will involve the internal refurbishment of the building and rationalisation of the existing internal layout to create 10 x single occupancy ensuite bedrooms (varying between 10.1 sqm to 21 sqm) and a large 24.6 sqm communal kitchen / dining facility.

The proposed shared accommodation complies with HMO licencing standards and the proposed bedrooms meet and exceeds the minimum bedroom sizes under HMO standards (6.5 sqm for single occupancy).

The property will be refurbished to high-quality standards to provide a modern co-living style experience for single households, including personal ensembles, double sized beds, high spec kitchen and other shared communal facilities. Examples of similar HMOs managed by the Applicant is included in Appendix 1.

The HMO will be professionally managed and operated under a strict tenant referencing procedure to ensure high calibre tenants.

External Works

The proposed external works include the installation of a new window on the eastern ground floor elevation and hard landscaping to create 7x designated car parking spaces.

There are 2 x existing trees in close proximity to the car parking spaces. The Arboriculture Report submitted with the adjacent site (under ref. 68884/FULL) identified these trees to be a Beech (Category B2) and a Sycamore (Category C2).

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The car parking spaces have been carefully designed and located to avoid any impact on the existing trees and the spaces will be finished in permeable tarmac paving with additional hogging detail around the tree trunk to provide additional protection and avoid any damage to the roots. No trees are proposed to be removed or impacted by the proposed hardscaping.

A new bin storage area and sheltered, secure cycle storage will also be provided to the rear.

Conclusion

The existing building is currently used as a 6-bed HMO which is proposed to be converted to a 10-bed HMO. The HMO use is already established on site and the proposed intensification of use to increase capacity to 10 ensuite bedrooms (single occupancy) will continue to meet and exceed the Council's HMO standards and provide a high-quality residential accommodation that will have no adverse impact on surrounding neighbouring amenity. The existing site benefits from a large curtilage and the proposals will include designated bin storage, cycle parking and car parking spaces for future occupants.

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Appendix 1 – Images of Other HMOs managed by the Applicant

