

**PROPOSED CHANGE OF USE
10 TOTTINGTON ROAD
BURY, BL8 1LH**

DESIGN & ACCESS STATEMENT

**Pentland Design & Management
6 Orient Road
Salford
Manchester M6 8LD**

1. Introduction

This Design & Access Statement has been prepared by Pentland Design & Management in support of a Full Planning Application for change of use from a House in Multiple Occupancy (C4 class of use) to a large House in Multiple Occupancy (Sui Generis class of use).

This Statement has been prepared in accordance with the Department of Communities and Local government Circular 01/2006, the National Planning Policy Framework and the Planning and Compulsory Purchase Act 2004

2. Location

10 Tottington Road, Bury, (See attached Location Plan).

3. Applicant

JJ's First Limited
2 Fairburn Close
Urmston
Manchester M41 8DX

4. Agent

Pentland Design & Management
6 Orient Road
Salford
Manchester M6 8LD

5. Proposal

Planning approval is sought in respect of a proposed change of use of an existing six bedroom House in Multiple Occupancy (C4 class of use) to a seven bedroom House in Multiple Occupancy (Sui Generis class of use).

It is proposed to convert the vacant basement into a bedsit with en-suite bathroom.

Internally, any alterations will be minor and the property could easily revert to a single family dwelling (C3(a) class of use) or, a House in Multiple Occupancy (C4 class of use).

Externally, no extensions or alterations are proposed therefore, the character and appearance of the property, including the street scene will be preserved.

6. Access and traffic flow

The existing HMO has no on site parking facilities and residents are clearly informed of the situation before entering into a tenancy agreement. The private vehicle flow will not have an unacceptable impact on highway safety therefore, no increase in traffic flow will be created.

The site is in a sustainable public transport location, with regular services as follows:

Walshaw Road - bus number 469, 20m walking distance

Croston Road – bus numbers 472, 477, 882 & 897, 60m walking distance

Bury Bridge – bus numbers 469 & 480, 320m walking distance

Bury Interchange – bus numbers 94, 95, 97, 98 & 135 and Metrolink Tram stop for Green & Yellow Lines, 1500m walking distance

7. Conclusion

The proposed change of use will not detrimentally impact the character of the area, its neighbouring amenities or, parking demand

Quite clearly, the property is in a sustainable location, with its close proximity to public transport facilities, road networks, neighbouring urban developments and Bury town centre.