

DESIGN AND ACCESS STATEMENT

221 Walmersley Road, Bury, BL9 5DF

Change of Use from 6-bedroom/6-person House in Multiple Occupation (Class C4) to a 9-bedroom/9-person House in Multiple Occupation (HMO) (Sui Generis).

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1.00 INTRODUCTION

- 1.01 This design and access statement seeks full planning approval for the Change of Use from 6-bedroom/6-person House in Multiple Occupation (Class C4) to a 9-bedroom/9-person House in Multiple Occupation (HMO) (Sui Generis) at 221 Walmersley Road, Bury, BL9 5DF
- 1.02 In addition to this statement, the application is supported by a set of drawings by Jenkins Design Services.

2.00 SITE & SITE CONTEXT

2.01 Site Description

- 2.02 The application site is located at 221 Walmersley Road, Bury, BL9 5DF. The site is located a mile north of Bury town centre and is a large Victorian semi-detached property.
- 2.03 The site is situated on and bound by Walmersley Road to the East, and the Back of Walmersley Road to the West. As a semi-detached property the immediate neighbour is 223 Walmersley Road to the North. A similar large Victorian property is located to the South. The site is approximately 0.031 Hectares in area.
- 2.04 The building is constructed of red brick to three of the elevations with slate roof. The property is set back from the Walmersley Road and has a gated wall to the East.
- 2.05 Parking facilities are situated to the rear of the property providing two car parking spaces.
- 2.06 Existing facilities include: six bedrooms (All of which have en-suite WCs), shared kitchen, Utility and Living Room / Dining Room.

3.00 Site Location

- 3.01 The application site is in a primarily residential area and located on Walmersley Road, a main road into Bury. Essential amenities are within walking distance including, post office, takeaways, etc. The closest corner shop is a short 7-minute walk with the closest supermarket being 0.3 mile away. Local greenspaces include Clarence Park, Chesham Woods, and Chesham Green.
- 3.02 Bury town centre is 1.0 miles away (35-minute walk / 6-minute drive / 7-minute bicycle ride) with plenty of other amenities and therefore providing job opportunities.
- 3.03 Public transport links include bus stops within a 1-minute walk of the property with regular buses into bury interchange 1.2 miles away (10-minute bus ride) where bus connections and the Metrolink can be caught.

4.00 PROPOSAL

- 4.01 The application proposal is for a Change of Use from 6-bedroom/6-person House in Multiple Occupation (Class C4) to a 9-bedroom/9-person House in Multiple Occupation (HMO) (Sui Generis). The scheme aims to provide a good standard of living with generous facilities. All rooms are for single occupation aligning with the space standards set out in the nationally described space standards. All Bedrooms have full ensuite with shower and WC. An additional kitchen will be provided with suitable Dining Room and Utility.
- 4.02 On the ground floor, ample shared common spaces include two kitchens and Utility alongside dining and living room.

- 4.03 The First and Second Floor accommodation both consist of generously sized bedrooms. Four on the First and Three on the Third. All ensuite except for Bedroom 9 which has a dedicated neighbouring shower and wc.
- 4.04 No external works will be undertaken, maintaining the existing garden that allows plenty of space for residents to sit, exercise and dry clothes. Bin storage is proposed in an enclosed fenced area to the west of the site for ease of bin collections, accessed through the car park or from the proposed ground floor hall. Cycle storage for nine bicycles (1 per room) is supplied to encourage the use of alternative methods of transport due to the proximity to the town centre.
- 4.05 Existing parking will be retained at 2 space. As noted in the *'Development Control Policy Guidance – Conversion of Buildings to Houses in Multiple Occupation'* the sites proximity to public transport links local amenities should be taken into consideration when calculating parking provision. In addition, due to the nature of a HMO, it is unlikely that all nine residents will be in possession of their own vehicle.

5.00 LANDSCAPING

- 5.01 Existing vegetation on the site will remain.

6.00 APPEARANCE

- 6.01 All elevations remain unaltered by the proposal and therefore no Elevation drawings have been submitted a spart of this application.

7.00 ACCESS

- 7.01 All external access to the property remains unaltered.

8.00 FLOOD RISK

- 8.01 The site is in a flood zone one area with a low probability of flooding.