

DESIGN AND ACCESS STATEMENT

Proposal: CHANGE OF USE FROM DWELLING HOUSE TO HMO (SUI GENERIS)

Address: 240 Walmersley Road, Bury, BL9 6NH

The Property

The building is a detached 5 bedroom home situated Walmersley Rd, Bury, close to local shops and amenities. The open spaces of Clarence Park are within easy reach. Transport links are provided by both Bury interchange rail station and Bury rail station. The building was formerly a Care Home called prior to it changing to a dwelling.

The property has been in derelict situation for many years and draws in all types of nefarious activities. The applicant is willing to fix it and give it new life for the betterment of the surrounding community. This application is for permission for a change of use from a dwelling house to a ten room HMO (sui generis). Please refer to the Architectural drawings submitted with this application.

Layout

The internal floor layout shall be minimally changed to suit the HMO use. Hence, there shall be partitions and new bathrooms created. The new floor layout is as shown in the attached proposed designs (refer to attached drawings).

Materials

No materials to be used externally. The materials to be used internally, shall match the existing building's materials.

Effect on, and appearance of the property:

The proposals seeks to enhance the building by bringing it back in use and removing a draw for criminal activities. The existing building features including materials, colour, and appearance will be maintained at all times. All work will be undertaken to a high standard with attention to detail and with the aim to ensure original features are maintained and enhanced.

Access

All external access shall remain the same and unchanged.

Flood risk

This property is located in Flood Zone 1, an area with a low probability of flooding. Therefore, does not require a flood risk assessment.

Landscaping

No landscaping is required. But new parking bays will be created.

If you require further information or clarification, please do not hesitate to contact me.

I look forward to hearing from you.

Dr Kanadi Jagafa
Snr QS and PM
Mason and Marlowe Ltd