

DESIGN AND ACCESS STATEMENT

Proposal: CHANGE OF USE FROM A 9 BEDROOM CARE HOME TO A 9 BEDROOM HMO (SUI GENERIS)

Address: 53 Bury Street Radcliffe Manchester M26 2GB

Revision 2

10/04/2025

The Property

The building is currently a detached 9-bedroom care home situated on Bury Street, close to local shops and amenities. The property is within good transport links, bus lanes and cycle routes. The property has been empty for a while and needs to be put into useful state that will benefit the community. 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 9-bedroom care home to a 9-bedroom 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).

Parking

The proposed development will bring FOUR (4) parking spaces. We believe the four parking spaces are sufficient as not all tenants will have cars. Bike storage facility has been provided. There is also a considerable amount of on-street parking on Bury Street opposite to the property. Furthermore, there is a bus stop in front of the property; Bus 524 and Bus 894 that go to Bolton and Manchester. The building is 3mins drive to the Radcliffe Metrolink, 17 minutes by walk to the Metrolink, and 5 minutes by cycle.

Furthermore, a 9-bedroom care home successfully operated on the premises without parking and the parking requirement of a 9-bedroom care home to that of the 9-bedroom HMO would be similar. The proposed HMO adds 4 more parking spaces.

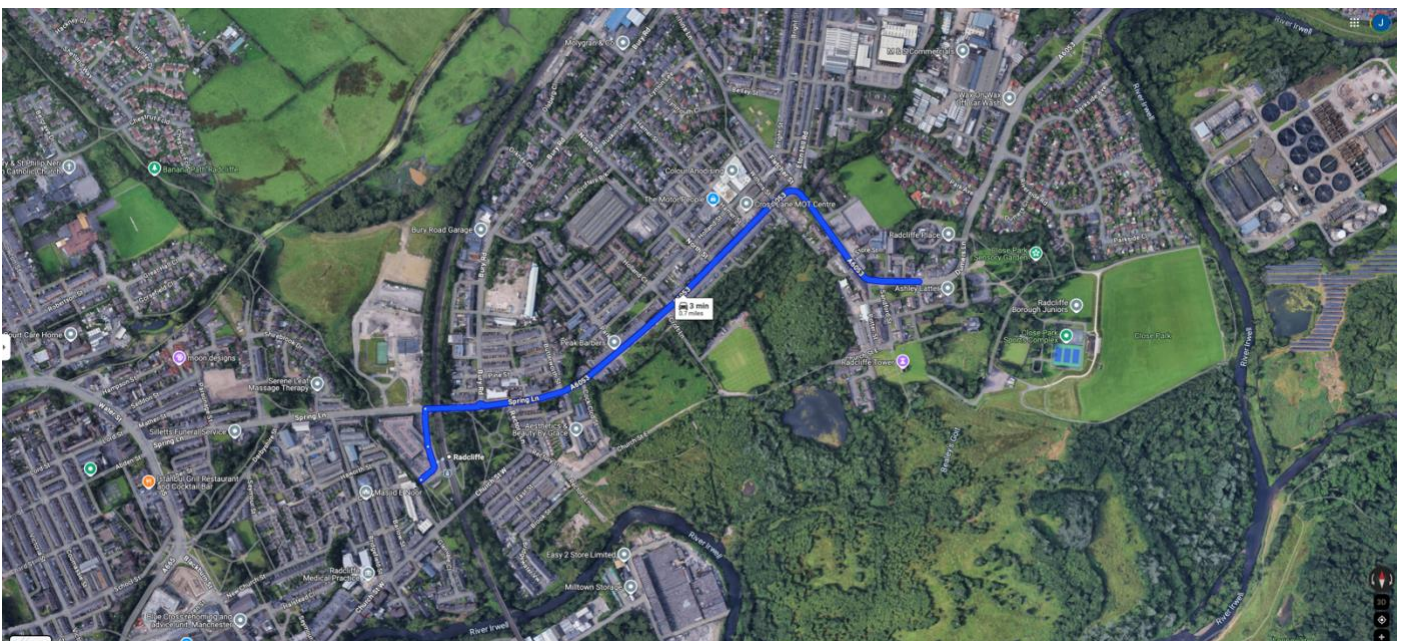


Fig. 1: Driving distance to Radcliffe Metrolink from 53 Bury Street.



Fig. 2: Walking Distance to Radcliffe Metrolink from 53 Bury Street.

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 proposal seeks to enhance the building by bringing it back in use. 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

There will be some element of Landscaping and new parking bays will be created.

Policy JP-S2: Carbon and Energy

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 building: rooms, halls, sitting and common areas.

Policy JP-C2: Digital Connectivity

To comply with Policy JP-C2, the premises will have an internet provider such as BT and Sky. This will be full fibre optic connectivity. The premises' wifi will only be for the residents, NOT for the public.

Policy JP-H3: Type, Size and Design of New Housing

- All external doors have a level threshold to allow wheelchair access.
- Approach routes have a minimum clear width of 900mm or 750mm where there are obstructions, the gradient is between 1:20 and 1:12
- Parking spaces within the private curtilage of the dwelling will include at least one standard parking bay that can be widened later to 3.3m
- External doors will have an openable width of 850mm and have a 300mm nib on the leading edge
- Stairs are a minimum width of 850mm which will allow the future installation of a stair lift
- All walls, ducts and boxings to the WC/cloakroom, bathroom and shower room will be strong enough to support grab rails, seats and other adaptations that could impose a load of up to 1.5kN/m²
- A bathroom is located on every floor that has a bedroom
- Ground floor bathrooms have a hidden drainage connection and accommodate a showers
- Consumer units is mounted at a height between 1350mm and 1450mm above floor level
- Handles for windows are located between 450mm and 1400mm above floor level

By implementing these measures, our development will ensure compliance with Policy JP-C2, delivering superior digital connectivity that meets the demands of modern living and enhances the overall functionality of the property. These statements demonstrate our commitment to adhering to the Places for Everyone policies, ensuring that our development contributes positively to sustainability and digital connectivity goals outlined in the plan.

Policy JP-H4: Density of New Housing

Policy JP-H4: Density of New Housing New Housing states that: development should be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high-quality design.

The policy requires that regard should be had to the minimum densities set out according to location. Having regard to the densities, therefore does not mean that they are slavishly applied. Of the specified densities, the fact that the property is within 858m OR 2 minutes from Radcliffe Metrolink stop means that the relevant minimum density for consideration is 120 dwellings per hectare.

The difficulty with this application is that it is an HMO and not a single dwelling to which the table relates and as such the proposal does not directly translate. However, going off the number of bedrooms/individual occupiers (equivalent to a household) the property has 10 units within a building plot footprint of 571 sqm or 0.057ha which equated to 175 units per hectare. As such the proposal more than meets the policy requirement.

Moreover, the application is a conversion of a building and not new build to which the table is clearly aimed. Notwithstanding this, the proposals clearly optimise the use of the building which meets the aims of the policy.