

Housing Standards Statement - 37 Park Street, Prestwich, Manchester, M25 1EU

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

This statement has been prepared in response to the Local Planning Authority's request for additional information regarding compliance with Policy JP-H3 of the Places for Everyone Joint Development Plan.

Nationally Described Space Standards

The proposed development comprises the change of use of an existing dwellinghouse (Use Class C3) to a small House in Multiple Occupation (Use Class C4) accommodating a maximum of five residents.

The accommodation has been designed in accordance with Bury Council's adopted HMO Standards. All proposed bedrooms exceed the Council's minimum single occupancy bedroom size of 6.5m², ranging from approximately 6.7m² to 8.9m². Three bedrooms benefit from en-suite shower rooms, whilst the remaining two bedrooms are served by a shared communal bathroom.

The proposed communal kitchen, living and dining area provides approximately 20.6m² of shared floor space, exceeding Bury Council's minimum requirement of 18.2m² for a five-person HMO where bedrooms are below 10.2m². In addition, the existing basement is retained as ancillary, non-habitable accommodation providing approximately 22m² of additional storage and utility space for residents. Although this area has not been included within the communal space calculations, it provides a valuable enhancement to the overall living environment.

A completed space standards schedule has been submitted alongside this response demonstrating compliance with the relevant standards.

Accessible and Adaptable Housing (Part M4(2))

The proposal relates to the conversion and reconfiguration of an existing dwelling rather than the construction of a new residential building. Consequently, achieving full compliance with the optional accessibility requirements of Approved Document M4(2) is constrained by the existing form, structure and layout of the building.

The existing property has a stepped entrance, traditional internal floor arrangements and staircase configuration which are retained as part of the proposal. Altering the building to fully achieve M4(2) standards would require substantial structural alterations, including changes to floor levels, circulation widths, entrance arrangements and potentially the building envelope. Such works would be disproportionate to the nature of the proposed change of use and are not considered reasonably practicable.

Notwithstanding these constraints, the internal layout has been designed to maximise accessibility wherever reasonably possible within the existing building. The ground floor

provides level access between the principal communal accommodation and includes a ground floor bedroom together with a communal bathroom, allowing residents to access essential day-to-day facilities without reliance on the first floor.

The proposal therefore represents a pragmatic and proportionate approach to accessibility that reflects the constraints of adapting an existing building whilst delivering a high-quality standard of accommodation.

Conclusion

The proposed development provides accommodation that complies with Bury Council's adopted HMO space standards and delivers an appropriate standard of residential amenity for future occupiers. Whilst full compliance with the optional requirements of Approved Document M4(2) is not reasonably practicable due to the constraints of converting an existing dwellinghouse, the proposal has been designed to maximise accessibility within those constraints and provides an acceptable and sustainable form of residential accommodation. Accordingly, the proposal is considered to satisfy the objectives of Policy JP-H3.

Schedule of accommodation

Bedroom 1	7.2 m ²
Bedroom 2	8.9 m ²
Bedroom 3	7.1 m ²
Bedroom 4	6.7 m ²
Bedroom 5	8.2 m ²
Kitchen/Living/Dining	20.6 m ²

Basement (ancillary only) 22 m² (not included as habitable communal space)