



DESIGN AND ACCESS / PLANNING STATEMENT

6 Sandford Street

Radcliffe

M26 2PT

November 2022

INTRODUCTION

This statement has been prepared by Northedge Architecture on behalf of the client to support an application for –

- Proposed change of use from part mixed use public house and 8 self contained flats to a large HMO with more than 6 residents (sui generis).
- Demolition of existing conservatory and parking to rear.

The property is the partially converted Old Tower Inn Public House and is located on Sandford Street which branches off to the south of Bury. There is no conservation area designation and the area is characterised with a mix of commercial premises and residential terraces and apartments.

The site is outlined below with the red outline and it's apparent from the map that there is a mix of building typologies and uses.



PHOTOS



Fig 1 – View of front of property



Fig 2 – Proximity of adjacent nursery to the north



Fig 3– South end of the property



Fig 4– Rear of property



Fig 5– Rear staircase and yard

PLANNING HISTORY

There have been prior application for the site starting with the June 2016 application to increase the roof pitch and construct rear dormers. This was withdrawn and a new submission in September 2016 approved.

In April 2021 there was an approval for the change of use as outlined below

Application for a Certificate of Lawfulness for the change of use from a public house with ancillary accommodation above to a mixed use public house and 8 self-contained flats

This was approved in July 2021 under the application reference 66671.

Summary below-

Application for a Certificate of Lawfulness for the change of use from a public house with ancill...

Old Tower Inn, 6 Sandford Street, Radcliffe, Manchester, M26 9PT

Ref. No: 66671 | Received: Fri 05 Mar 2021 | Validated: Thu 22 Apr 2021 | Status: Decided

Increasing eaves height and pitch of roof. Construction of rear dormers to create living accommod...

6 Sandford Street, Radcliffe, Manchester, M26 9PT

Ref. No: 60549 | Received: Mon 05 Sep 2016 | Validated: Tue 13 Sep 2016 | Status: Decided

Increasing pitch of roof and construction of rear dormers to create living accommodation

6 Sandford Street, Radcliffe, Manchester, M26 2PT

Ref. No: 60288 | Received: Thu 23 Jun 2016 | Validated: Mon 27 Jun 2016 | Status: Unknown

PLANNING POLICY

There has been reference to the Bury Unitary Development (UDP) in reference to UDP Part 1 strategy and UDP Part 2 – Housing.

The Part 1 Strategy outlines the key objectives for housing including

- Provision will be made for a minimum of 4,000 dwellings*
- Net additional dwellings over the period 1986-2001 on sites already identified or on sites which come forward within the urban area.*
- Land for housing will cater for a range of market requirements including smaller units and schemes for low cost or rented housing.*
- New housing development will not be allowed to prejudice the quality of the environment through over development or loss of valuable amenity or recreational open space.*
- Initiatives will be undertaken to regenerate and enhance the condition of housing and the residential environment of older housing areas.*

The proposal seeks to provide a provision of housing for local residents which will contribute to a net increase of accommodation which will tailor towards the smaller more affordable units which local market is catering for. The refurbishment will provide a greater quality of housing up to current levels of building regulations which will in turn encourage neighbouring property standards to increase.

UDP Part 2 mentions

Over the Plan period, however, it is intended to emphasise the development of new housing within the existing urban area and to resist pressures for the development of open land over and above that already committed. By limiting new house building in Bury, the Borough will be making an important contribution to the urban regeneration objectives for Greater Manchester as a whole

The proposal is a regenerative development within an existing building which tailors to the councils objectives for improved existing urban areas taking precedent over new build housing. Essentially making better use of the buildings we have than to seek to spread development which will generate loss of green and open spaces.

USE

At present the building is vacant with the ground floor public house not being a suitable condition to operate and the previously converted self contained flats being of low quality, thus remaining vacant.

The site has been subject to ongoing threats of vandalism and antisocial behaviour due to it's vacancy on what is otherwise a low density area. The lack of natural surveillance and neighbouring vacant units means it is vulnerable to ongoing potential damage and squatting.

The intent is to covert the property into a large HMO to ensure that the occupancy enables improved natural surveillance of the area. Even if there are void periods of occupancy to some rooms, the larger number of rooms means there are regular occupants in the building to continue this presence.

It is intended to have single occupants where possible to allow residents to have an affordable means of living where there is currently a shortage of small, low cost units.

There are some larger bedrooms which have capacity for a double bed and 2 person occupancy. This is factored into with the sizes of the communal areas for kitchen, dining and lounge areas so ensure that if all the larger bedrooms were to be double occupancy that the overall capacity of 20 people is maintained for communal areas.

The approved certificate of lawfulness 66671 outlines 8 No self contained 1 bedroom flats but doesn't state the number of persons i.e. single bed or double bed.

Based on the sizing it is estimated that 5 of the flats could be double beds i.e. 2 person totalling 10 occupants and the remaining 3 are single bed occupants.

Therefore the building occupancy as existing is 13 persons with the proposal maximum occupancy as 20 persons.

AMOUNT

Existing floor area (GIA)

Ground floor circa 177sqm

First floor circa 126sqm

Second floor circa 70sqm.

Total 373sqm exc conservatory.

Proposed floor area (GIA)

Ground floor gross internal area is circa 166sqm

First floor circa 126sqm

Second floor circa 70sqm.

Total 362sqm exc conservatory.

The reduction in floor area is due to the removal of the existing lean to conservatory which is of low quality and is to make way for cycle parking, car parking and refuse provision.

OCCUPANCY

Ground floor

2 x Larger bedroom – 1 or 2 Persons

2 x Single bedroom – 1 Persons

Total – 6 persons Max

First floor

4 x Larger bedroom – 1 or 2 Persons

3 x Single bedroom – 1 Persons

Total – 11 persons Max

Second floor

1 x Larger bedroom – 1 or 2 Persons

1 x Single bedroom – 1 Persons

Total – 3 persons Max

Total – 20 persons Max

LAYOUT

The footprint of the building is to remain with the exception of the removal of the conservatory.

The ground floor public house is to be converted to provide bedrooms to the rear single storey outrigger with the majority of the communal living spaces to be in the main public house space including the kitchen and dining areas. A lounge is to be to the north front end of the building.

The main entrance is to remain as existing with the existing staircase to first floor also retained.

A new rear entrance is proposed from the rear yard to allow access for cyclists. It is noted cycle parking provision for 10 cycle spaces is provided. This is general improvement on the transport given there were no prior cycle spaces for the property. A single car parking spaces is provided which will can be used for moving days of residents who need to move belongings by car and for the management / cleaning staff. Refuse bins are also provided to the rear of the property.

The first floor remains in principal as existing with the current rooms with small en-suites. This is an improvement upon the standard HMO provision where communal bathrooms are provided. This allows residents to have a sense of autonomy and independence.

The second floor provides further bedrooms with communal kitchen, dining and lounge areas which are all based on HMO calculations for space required per number of occupants.

APPEARANCE

The building will remain as existing in principal with will have repairs where required to ensure high standards of accommodation are maintained. There are few alterations to the rear with the rear entrance door added and small modifications to the external escape stair/windows.

This is not visible from Sandford Street and the outlook to the rear of the property is in need of improvement so the removal of the conservatory will allow for a more organised arrangement with more surveillance where there previously wasn't any.

ACCESS

The main entrance remains the existing primary entrance into the building. A secondary rear entrance from the rear is added for residents who live at the rear ground floor units and for those entering the building via the bike parking spaces.

CONCLUSION

With all considered the proposal seeks to provide a quality space for residents who are in need for low cost, steeping stone accommodation. The HMO arrangement allows for improved occupancy and natural surveillance of the area which is likely to encourage neighbouring properties to improve their standards and reduce the threat of vandalism and antisocial behaviour.

The quality of the accommodation is higher than the minimum requirements for HMO's with sizes of rooms generally being larger in size than the guidelines and with many of them having their own en-suites for improved living conditions and independence.

A secure cycle store is proposed to the rear which encouraged sustainable modes of transport which is wholly an improvement on what was there previously as there was no parking or cycle spaces.

The scheme adheres to the UDP with development focused on improving a building that is currently present rather than seeking to spread new build development and also meets the needs for varied accommodation types that are affordable.