# DEVELOPED DESIGN DOCUMENT
# 37 PARK STREET

# DESIGN AND ACCESS STATEMENT

# Design and Access Statement

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**1.1 / Application Type**
This Design and Access Statement has been prepared in support of a planning application for the change of use of the property from a dwellinghouse (Use Class C3) to a small House in Multiple Occupation (HMO) (Use Class C4), comprising five bedrooms and accommodating up to five residents.

**1.2 / Location of Proposed Development**
37 Park Street, Prestwich, Manchester, M25 1EU

**1.3 / Current Development Description**
37 Park Street is a domestic dwelling. The application site is located at 37 Park Street, Prestwich, within the Metropolitan Borough of Bury, Greater Manchester. The property occupies a residential position on the western side of Park Street, approximately 250 metres south of Prestwich town centre.

**1.4 / Proposed Development Description**
The proposal at 37 Park Street comprises the change of use of the existing dwelling to a small House in Multiple Occupation (HMO) (Use Class C4) accommodating up to five residents. The proposed accommodation consists of five bedrooms, three of which benefit from en-suite facilities, with the remaining two bedrooms sharing a communal bathroom. Residents will also have access to a shared kitchen and communal living space.

**1.5 / Statement Preparation Date**
June 2026

**1.6 / Statement Amendment Date**
N/A

**1.7 / Applicant**
Treun Roc

**1.8 / Agent**
HED Architecture

**2.1 / Previous Planning**
99/35592 CHANGE OF USE FROM HAIRDRESSERS SHOP AND ANCILLARY RESIDENTIAL ACOMMODATION (CLASS A1) TO DWELLINGHOUSE (CLASS C3) INCLUDING EXTERNAL ALTERATIONS. - Approved with Conditions

Side Elevation of Site

# Design and Access Statement

### 3.1 Use & Amount

The application seeks planning permission for the change of use of the existing dwellinghouse (Use Class C3) to a small House in Multiple Occupation (HMO) (Use Class C4).

The proposed HMO will provide accommodation for up to five residents within five bedrooms. Three bedrooms will benefit from en-suite facilities, with the remaining two bedrooms sharing a communal bathroom. Shared kitchen and living facilities will be provided for the use of all occupants.

No external extensions or alterations are proposed as part of the application. The proposal relates solely to the change of use of the existing property and associated internal alterations required to facilitate the proposed accommodation.

### 3.2 Access

The proposal does not involve any alterations to the existing access arrangements serving the property. Pedestrian access will continue to be taken directly from Park Street via the existing front entrance.

The property is located within an established residential area that benefits from good access to local services, public transport and community facilities. Prestwich town centre and Prestwich Metrolink Station are located within walking distance of the site, reducing reliance on private vehicles.

The proposed change of use to a small House in Multiple Occupation (Use Class C4) will utilise the existing access arrangements and circulation routes within the property. The accommodation has been designed to provide safe and convenient access to all communal and private areas for residents.

Refuse and recycling storage will be provided within the site and managed in accordance with the local authority's requirements. The proposal does not adversely affect highway safety and is not expected to result in a significant increase in traffic generation when compared with the lawful residential use of the property.

### 3.3 Security

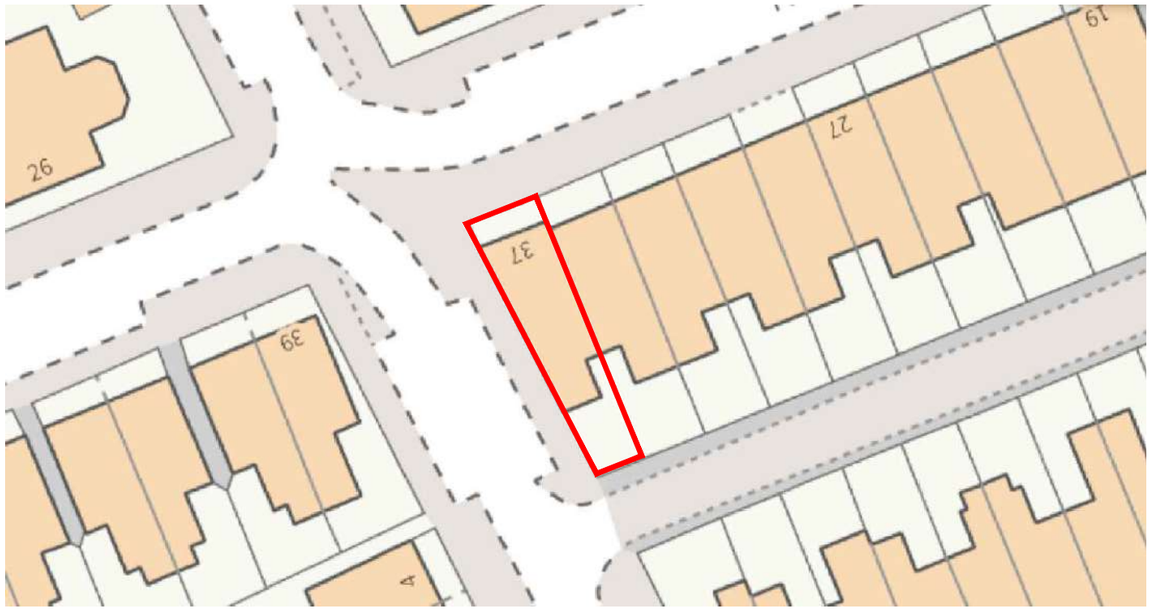
The proposed development has been designed with due regard to security and the safety of future occupants. The property will continue to benefit from a single, clearly defined entrance, allowing controlled access to the building and reducing the potential for unauthorised entry.

The dwelling is located within an established residential area and benefits from natural surveillance provided by the property's street-facing windows and the surrounding residential properties. The proposed use as a small House in Multiple Occupation (HMO) will ensure regular occupation and activity throughout the day and evening, contributing positively to the security of the property.

Refuse and recycling storage areas will be appropriately managed and maintained to ensure a safe and secure environment for residents.

The proposal does not introduce any features that would compromise the security of the site or surrounding area and is considered to accord with the principles of Secured by Design.

Existing Property




Site Plan - NTS

# Design and Access Statement

### 3.4 Layout

At ground floor level, the property is accessed via the existing entrance, which leads to a central circulation corridor and staircase serving both floors. The ground floor accommodates a communal kitchen, living and dining area measuring approximately 20.6m², providing shared facilities for all residents. Bedroom 1 is located at the front of the property and benefits from an en-suite shower room. A separate communal bathroom is also provided at ground floor level for the use of residents.

The first floor accommodates four further bedrooms. Bedrooms 2 and 3 benefits from an en-suite shower room, whilst Bedrooms 4 and 5 are served by a shared bathroom located on the ground floor. The staircase and corridor provide clear and convenient access to all rooms.

The proposed HMO has been designed to accommodate a maximum of five residents. All bedrooms exceed Bury Council's minimum space standard of 6.5m² for single occupancy rooms, with bedroom sizes ranging from approximately 6.7m² to 8.9m². In addition, the communal kitchen, living and dining area measures approximately 20.6m², exceeding Bury Council's minimum requirement of 18.2m² for a combined kitchen, living and dining room serving five occupants where bedrooms are below 10.2m².

The property benefits from an existing basement level which provides valuable ancillary accommodation for the occupants. The space is currently utilised as a multifunctional area and could comfortably serve as a secondary living room, family room, games room, home office, or informal chill-out space for residents.

The basement is retained for storage, utility and ancillary non-habitable purposes in accordance with HMO licensing requirements, and provides an additional 22m² of usable space for all residents, it has not been included within the calculation of the proposed combined kitchen, living and dining area.

As such, the basement should be regarded as ancillary accommodation that enhances the overall functionality and amenity of the dwelling without contributing to the assessed communal floor area. When considered alongside the proposed open-plan kitchen, living and dining space, the property will provide a level of communal accommodation that comfortably exceeds the minimum space standards expected for the number of occupants.

Overall, the basement represents a valuable additional space that supports the day-to-day needs of the occupants and contributes positively to the quality and flexibility of the accommodation provided.

### 3.5 / Scale

The layout therefore provides an appropriate balance of private and communal accommodation and is considered to comply with Bury Council's adopted HMO space standards whilst providing a suitable standard of residential amenity for future occupants.

The proposal relates solely to the change of use of the existing property from a dwellinghouse (Use Class C3) to a small House in Multiple Occupation (Use Class C4). No extensions, alterations to the building envelope or changes to the overall scale, height, massing or footprint of the property are proposed. As a result, the scale of the building will remain unchanged and the proposal will preserve the existing character and appearance of the property and the surrounding street scene.

### 3.6 / Appearance

The proposal does not include any external alterations to the property and therefore the existing appearance of the building will remain unchanged. The application relates solely to the change of use of the property from a dwellinghouse (Use Class C3) to a small House in Multiple Occupation (Use Class C4), together with associated internal alterations.

As no changes are proposed to the external elevations, roof form, materials or architectural features of the building, the development will preserve the existing character and appearance of the property and the wider street scene. The proposal is therefore considered to be sympathetic to the established residential character of the surrounding area.

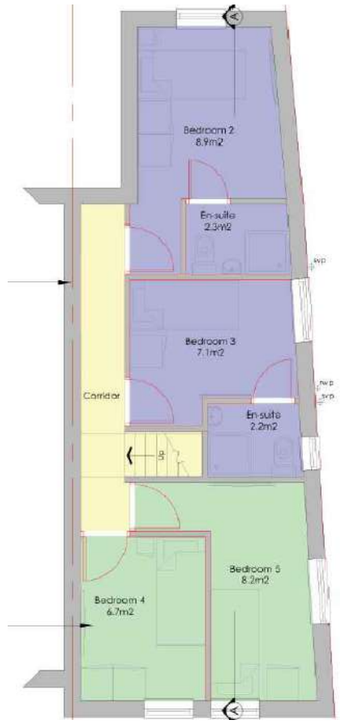
| | Number of persons | |
|---|---|---|
| **Where the room is for the sole use of occupier(s)** | **1** | **2 (cohabiting)** |
| Bedroom | 6.5m² | 10.2m² |
| Kitchen | 4m² | 5m² |
| Combined kitchen and living room | 11m² | 15m² |
| Combined bedroom and kitchen | 11m² | 15m² |
| Combined bedroom and living room | 10m² | 14m² |
| Combined bedroom, living room & kitchen | 13m² | 20.5m² |

Extract from Bury's HMO Space Standards

| | Number of persons | | | | | |
|---|---|---|---|---|---|---|
| **Minimum sizes of other shared rooms** | **2-3** | **4** | **5** | **6-10** | **11-15** | **16+** |
| Kitchen | 5m² | 6m² | 7m² | 10.2m² | 13.5m² | 16.5m² |
| Living rooms or dining rooms which are additional to kitchen area | 8.5m² | 11m² | 11.2m² | 16.7m² | 21m² | 24m² |
| Combined kitchen and dining area | 10m² | 11.5m² | 11.6m² | 19.5m² | 24m² | 29m² |
| Combined Kitchen, living & dining rooms (where bedrooms are less than 10.2m²) | 13.5m² | 17m² | 18.2m² | 26.9m² | 34.5m² | 40.5m² |

Extract from Bury's HMO Space Standards

Proposed Ground Floor - NTS




Proposed First Floor - NTS

### 3.7 Relevant Planning Policies

The proposed development has been assessed against relevant national and local planning policy guidance.

At the national level, the National Planning Policy Framework (NPPF) promotes the efficient use of land and buildings and supports the delivery of a sufficient supply of homes to meet identified housing needs. The proposal makes effective use of an existing residential property to provide additional shared accommodation within a sustainable urban location.

At the local level, the proposal has been considered against the adopted development plan for Bury, including the Places for Everyone Joint Development Plan and relevant supplementary planning guidance relating to Houses in Multiple Occupation. The proposal provides suitable accommodation for up to five residents whilst maintaining an appropriate standard of residential amenity for both future occupiers and neighbouring properties.

The proposed HMO has been designed to comply with Bury Council's adopted HMO standards, including the provision of adequately sized bedrooms, communal living accommodation and bathroom facilities. The proposal is considered to represent an appropriate form of development that would contribute to the provision of a range of housing types within the borough without resulting in unacceptable impacts on the character of the area, neighbouring amenity or highway safety.

Accordingly, the proposal is considered to accord with the relevant objectives of national and local planning policy and is recommended for approval.

### 3.8 / HMO Density

The proposed development seeks the change of use of the property from a dwellinghouse (Use Class C3) to a small House in Multiple Occupation (Use Class C4) accommodating up to five residents.

A review of the surrounding area indicates that the proposal would not result in an unacceptable concentration of HMOs or undermine the character of the local community. The property is located within an established residential area that benefits from access to local services, public transport and community facilities, making it a suitable location for shared accommodation.

The proposal represents the conversion of a single dwelling to a small HMO and is of a scale that is compatible with the surrounding residential environment. The development will continue to function as a residential property and is not expected to give rise to any significant impacts on neighbouring amenity, highway safety or the character of the area.

HED Architecture has obtained Bury Council's HMO Register and undertaken a detailed review of the location of licensed HMOs in relation to the application site at 37 Park Street.

The review of Bury Council's HMO Register identifies no licensed HMOs within a 100-metre radius of the application site. As such, the proposal would not contribute to an overconcentration of HMOs within the locality and would help to maintain a balanced mix of housing accommodation, in accordance with the objectives of local planning policy.

Bury COUNCIL

**Bury Metropolitan Borough Council**

**Register of licensed HMOs**

**April 2026**

**Address of HMO: 214 Walmersley Road, Bury, BL9 6LL**

**HMO licence number:** BUR/HMO/017/25

**Name of licence holder:** Gail Ramsey

**Address of licence holder:** Rent Matters, 134 Rydal Avenue, Chadderton, Oldham. OL9 0QX

**Name of Manager:** Gail Ramsey

**Address of Manager:** Rent Matters, 134 Rydal Avenue, Chadderton, Oldham. OL9 0QX

**Description of HMO:** 3 storey terraced house with all amenities shared

**Summary of licence conditions:** See attached sheet

**Start date of licence:** 23rd April 2025

**Expiry date of licence**: 22nd April 2030

**Number of storeys:** 3

**Number of rooms used for living accommodation:** 1

**Number of rooms used for sleeping accommodation:** 9

**Number of flats that are self-contained: N/A** A range of people for whom the risk arising from a hazard is greater than for any other age group in the population. Where there is no vulnerable group for a specific hazard, the population is taken as a whole

**Numbers and description of shared amenities:** Ground floor kitchen, ground floor living diner, 2 ground floor bed-sits 1 en-suite, 4 1st floor bed-sits and 3 2nd floor bed-sits 1 en suite.), 1 first floor shower room (with WC and WHB.

**Maximum number of persons and/or households permitted under the licence: 9** and 9

**Summary of information concerning the licensing of the HMO that has been referred to the RPT or Lands Tribunal:** N/A

**Summary of information of any decision of the tribunals that relate to the HMO or house including the reference number allocated by the tribunals:** N/A

Extract from Bury's HMO Register

# Design and Access Statement

### 3.9 / Residential Amenity

The proposed development has been designed to provide a good standard of accommodation for future residents whilst safeguarding the amenity of neighbouring occupiers.

The property will accommodate a maximum of five residents within five bedrooms arranged over two floors. The proposed bedroom sizes and communal facilities comply with Bury Council's adopted HMO standards, ensuring that future occupants benefit from adequate living space and appropriate shared amenities. The development includes a communal kitchen, living and dining area, together with sufficient bathroom facilities to meet the needs of residents.

The proposal does not involve any external extensions or alterations and therefore will not result in any adverse impacts in terms of overlooking, loss of privacy, overshadowing or loss of daylight to neighbouring properties. The use of the property as a small HMO is considered compatible with the surrounding residential character of the area and is not expected to generate levels of activity significantly different from those associated with a family dwelling.

Appropriate refuse and recycling storage facilities will be provided and managed to ensure the continued amenity of neighbouring residents. The property will be professionally managed to maintain a high standard of accommodation and minimise any potential impacts associated with the occupation of the premises.

Overall, the proposal will provide a suitable standard of residential amenity for future occupants whilst ensuring that the living conditions of neighbouring residents are preserved.

Google Earth Ariel Photo

### 3.10 / Parking and Highway

The application site is located within an established residential area of Prestwich with good access to local services, employment opportunities and public transport facilities. Prestwich town centre is situated within walking distance of the property, whilst regular bus services and Prestwich Metrolink Station provide convenient access to Manchester city centre and the wider Greater Manchester area.

The proposal relates to the change of use of an existing dwellinghouse to a small House in Multiple Occupation (Use Class C4) accommodating up to five residents. Given the site's sustainable location and accessibility to public transport, the proposed development is not expected to result in a significant increase in vehicle ownership or traffic generation when compared to the lawful residential use of the property.

The proposal will utilise the existing access arrangements serving the property, and no alterations to the highway network are required. The development is therefore not considered to give rise to any highway safety concerns or unacceptable impacts on the operation of the local highway network.

Overall, the proposal represents a sustainable form of development in an accessible location and is considered acceptable in highway and transportation terms.

Google Earth Ariel Photo

# Design and Access Statement

### 3.11 / Refuse, Recycling and Cycle Store

Adequate refuse and recycling storage will be provided within the site to serve the proposed House in Multiple Occupation (HMO). All waste and recyclable materials will be stored in appropriate containers in a designated location and presented for collection in accordance with Bury Council's waste collection requirements.

The refuse storage area will be easily accessible to residents whilst being positioned to minimise any impact on the visual amenity of the property and surrounding area. The storage and collection of waste will be managed to ensure that the site remains clean, safe and well maintained at all times.

The proposal is not anticipated to generate an unreasonable level of waste when compared to other residential uses, and sufficient capacity will be available to accommodate the needs of up to five residents. As such, the development is considered acceptable in terms of refuse and recycling provision and will not adversely affect the amenity of neighbouring occupiers.

The proposed development incorporates secure cycle parking provision in accordance with sustainable transport objectives. A dedicated external cycle store is proposed within the rear garden, providing secure and weather-protected storage for up to three bicycles. In addition, a further external cycle storage area is proposed adjacent to the dwelling, accommodating two bicycles secured to a fixed cycle stand using individual locks.

The combined provision of five cycle parking spaces exceeds the anticipated demand generated by the development and will encourage sustainable modes of transport for future occupants. The cycle storage areas are conveniently located, easily accessible, and designed to provide a safe and secure environment for bicycle storage without adversely affecting the amenity or functionality of the outdoor space.

### 3.12 / Environmental Impact Assessment

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

The proposal does not involve development of a scale, nature or type that would be likely to result in significant environmental effects. The development relates to the reuse of an existing residential property and does not include any substantial external alterations, demolition works or operational development.

The proposal does not fall within Schedule 1 or Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) and is therefore not considered to constitute EIA development. As such, an Environmental Impact Assessment is not required in support of this planning application.

The proposal is considered to represent a sustainable form of development that makes efficient use of the existing building stock whilst maintaining the character and amenity of the surrounding area.

### 3.13 / Conclusion

This Design and Access Statement has been prepared in support of a planning application for the change of use of 37 Park Street, Prestwich from a dwellinghouse (Use Class C3) to a small House in Multiple Occupation (HMO) (Use Class C4) accommodating up to five residents.

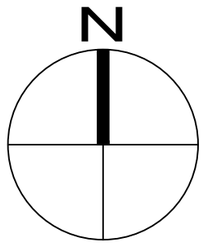
The proposal will provide high-quality shared accommodation within an established residential area, making efficient use of an existing property in a sustainable location with good access to local services and public transport. The proposed layout has been designed to comply with Bury Council's adopted HMO standards, providing appropriately sized bedrooms, adequate bathroom facilities and a communal kitchen, living and dining area for residents.

The development will not result in any material changes to the external appearance, scale or character of the property and is considered compatible with the surrounding residential area. Furthermore, a review of the local area confirms that the proposal would not contribute to an overconcentration of HMOs, with no licensed HMOs identified within a 100-metre radius of the application site.

The proposal is considered to provide an acceptable standard of accommodation for future occupiers whilst safeguarding the amenity of neighbouring residents. It accords with the relevant national and local planning policies and represents a sustainable and appropriate form of development. Accordingly, planning permission is respectfully requested.

Side Elevation of Site

# SITE LOCATION

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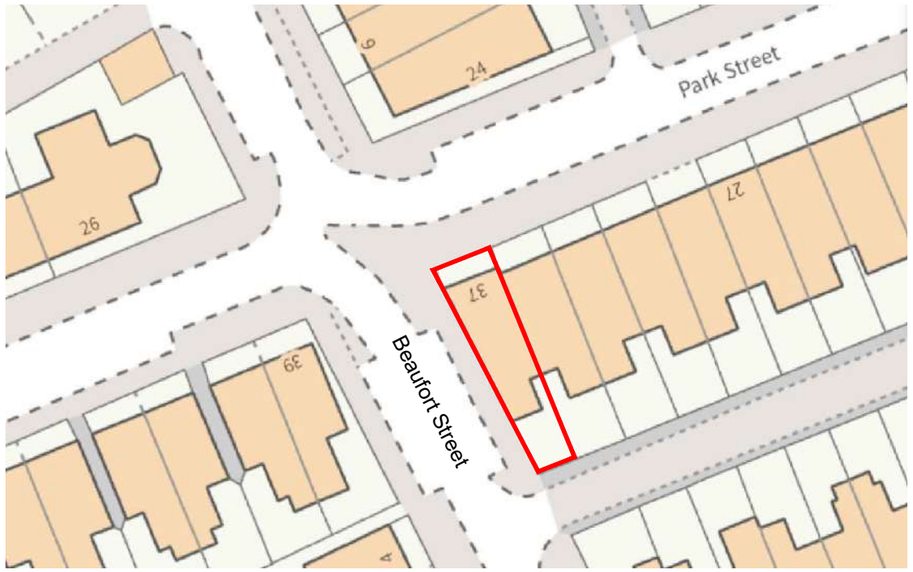
Location Plan (Scale - 1:1250)

0m 10 20 30 40 50 60m




Site Plan (Scale - 1:500)

0m 10 20 30m

26026
01.

# Location Plan

AS INDICATED @A3

## Developed Design - HMO Development

37 Park Street, Prestwich, Manchester, M25 1EU

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HED

EXISTING SITE

Existing Rear Elevation

Existing Side/Rear Elevation

Existing Side Elevation

Existing Front/Side Elevation


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26026
02.

# Existing Site Photos

n/a @A3

**Developed Design - HMO Development**

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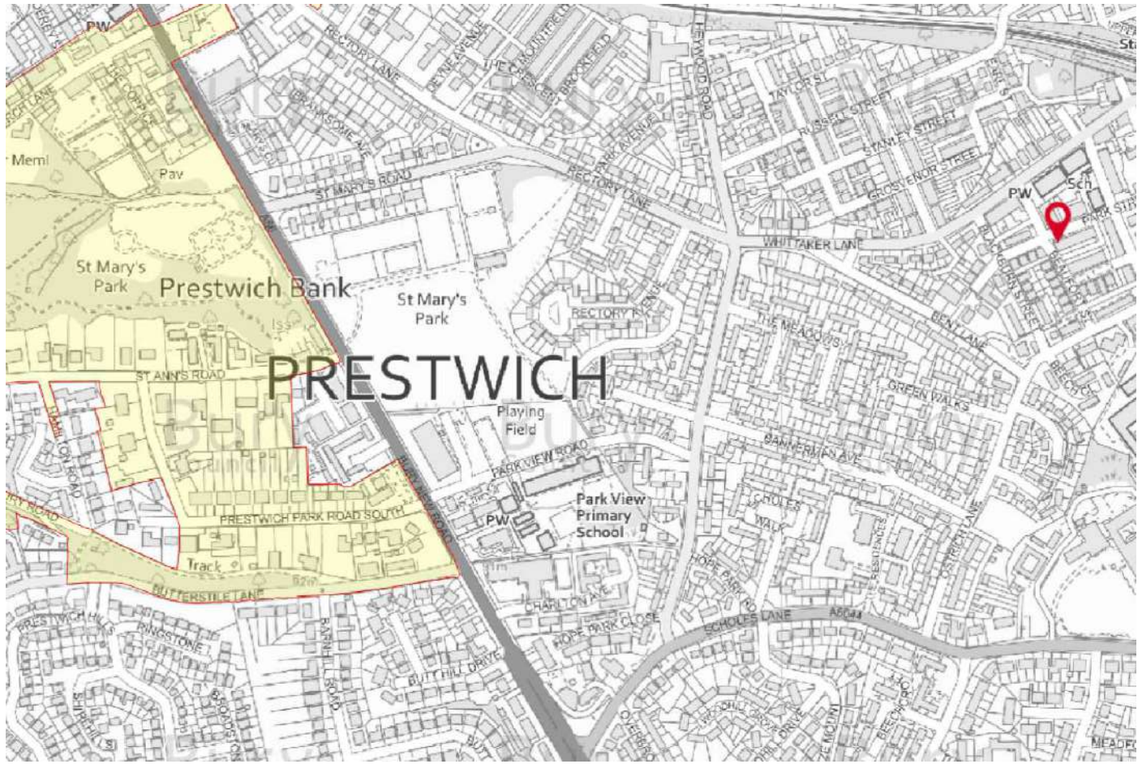
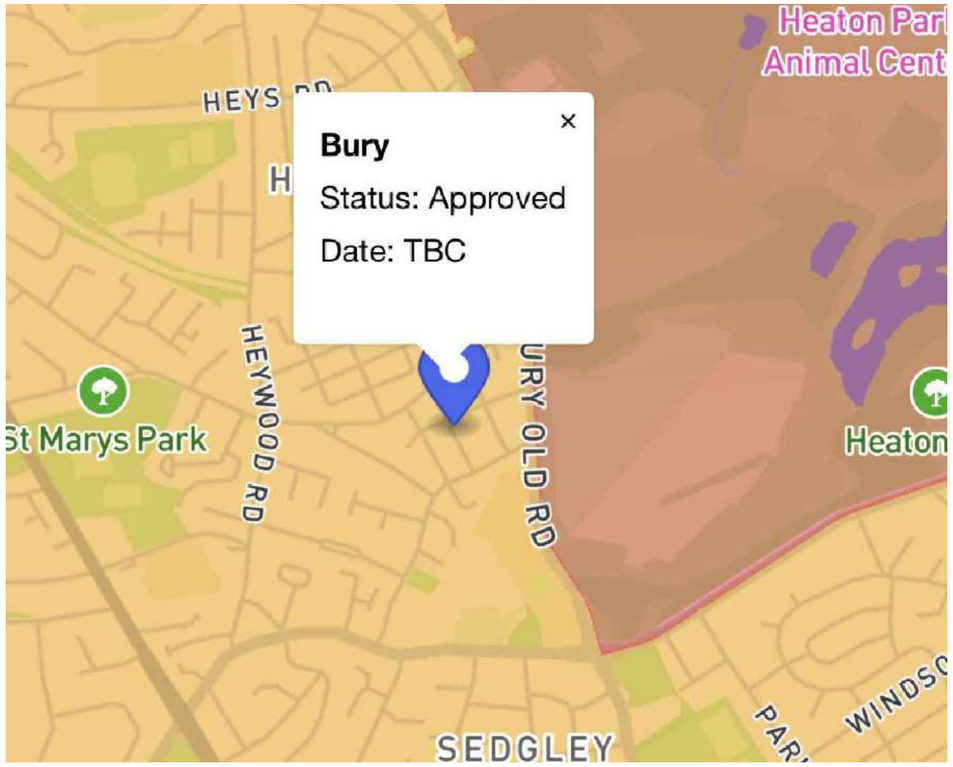
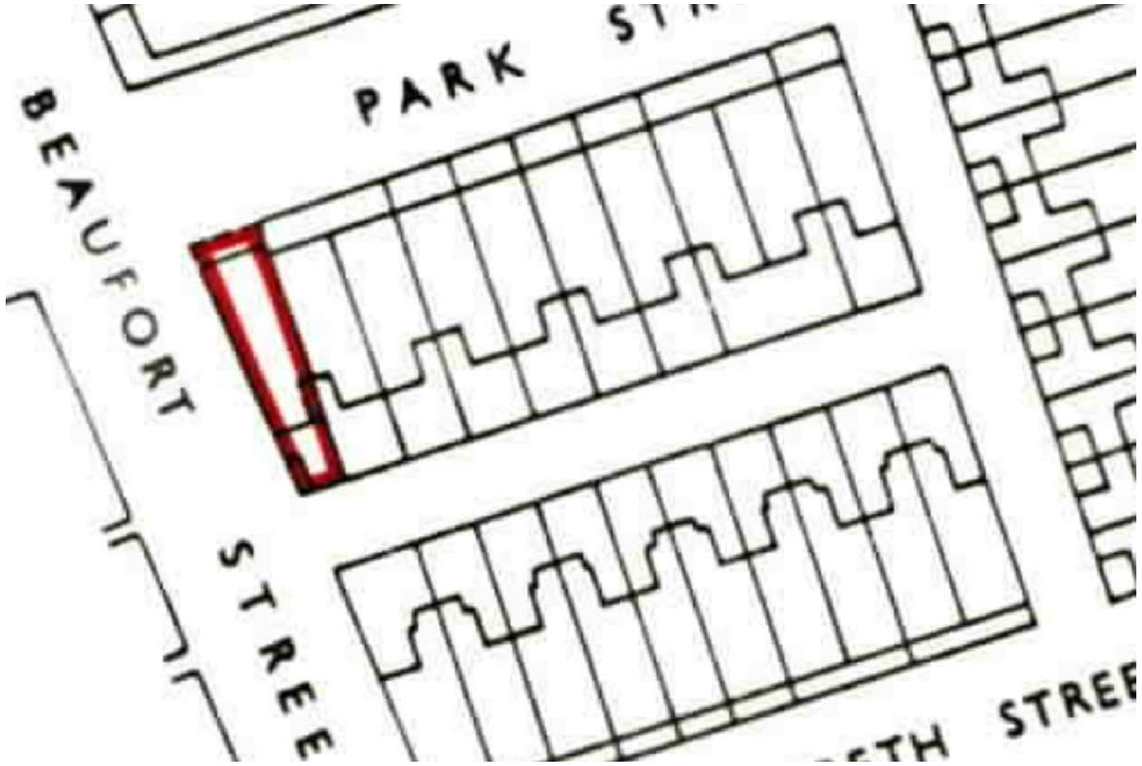



Conservation Map (Not in conservation area)




Article 4 Map (APPROVED)

Town Centre Location




H.M Land Registry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# Site Information & Context

n/a @A3

## Developed Design - HMO Development

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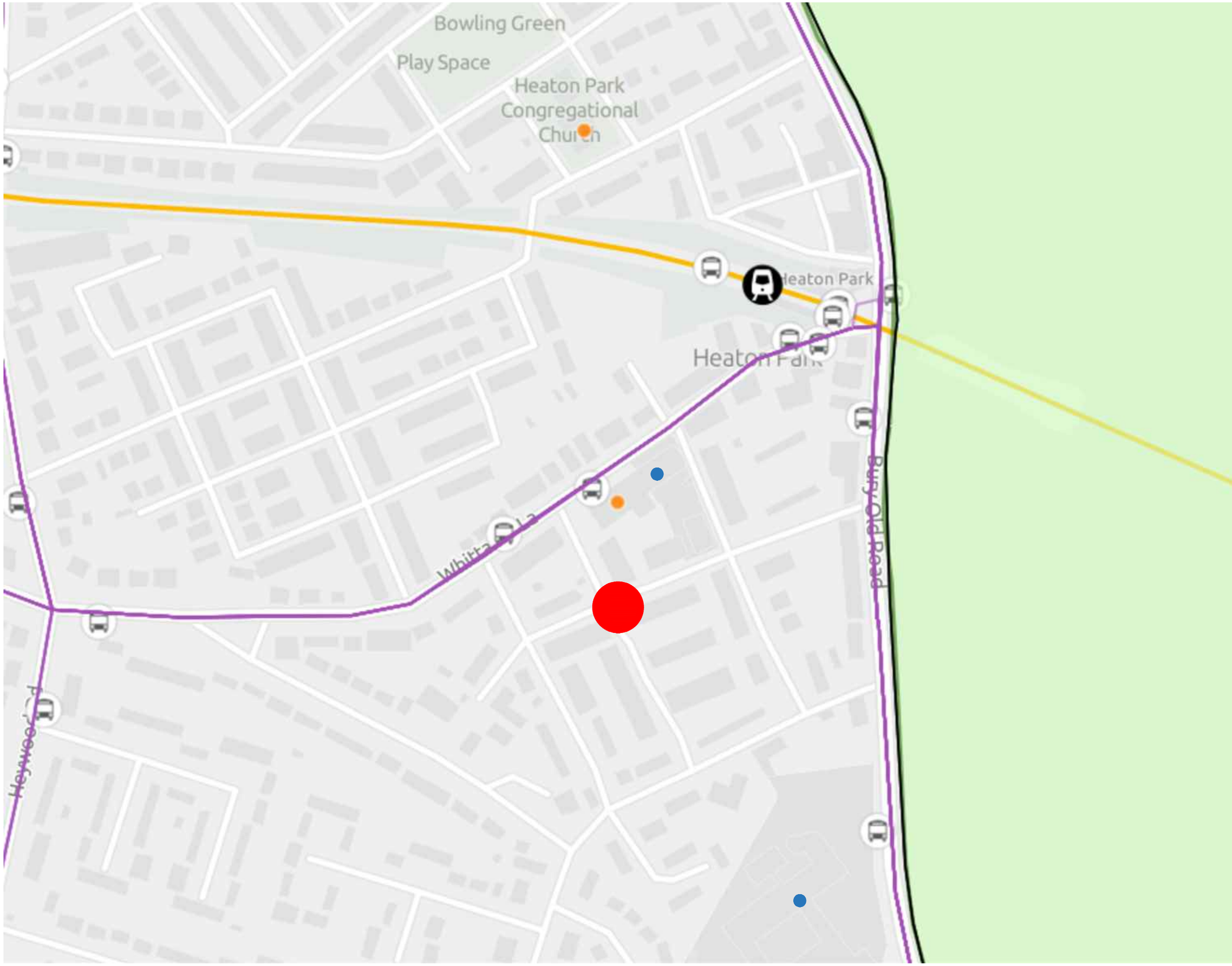



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## Design Key

| | |
|---|---|
| | Listed Buildings |
| | Schools |
| | Site |
| | Bus Stops |
| | Metrolink Stops |
| | Bus Routes |
| | Metrolink Lines |

26026
04.

# Local Amenities Map

n/a @A3

## Developed Design - HMO Development

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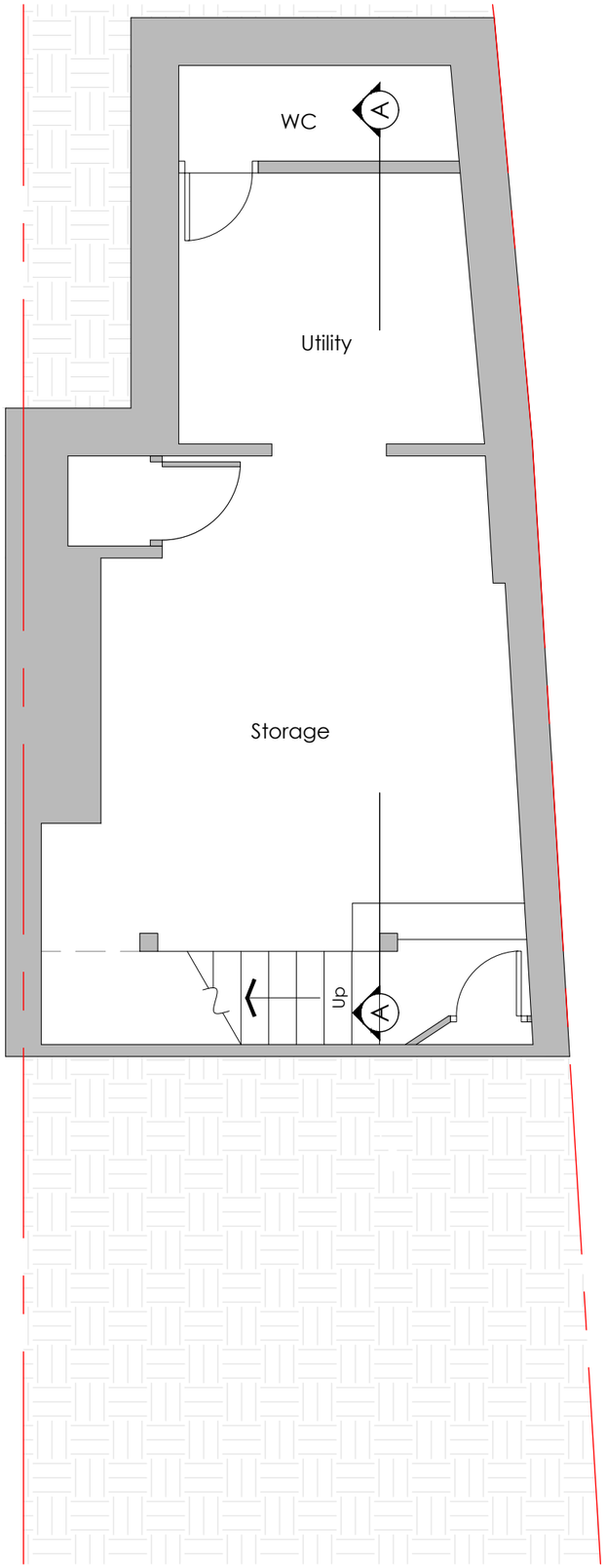
# DED

DEVELOPED DESIGN - EXISTING





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26026
05.

# Existing Basement

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1:50 @A3

## Developed Design - HMO Development

37 Park Street, Prestwich, Manchester, M25 1EU


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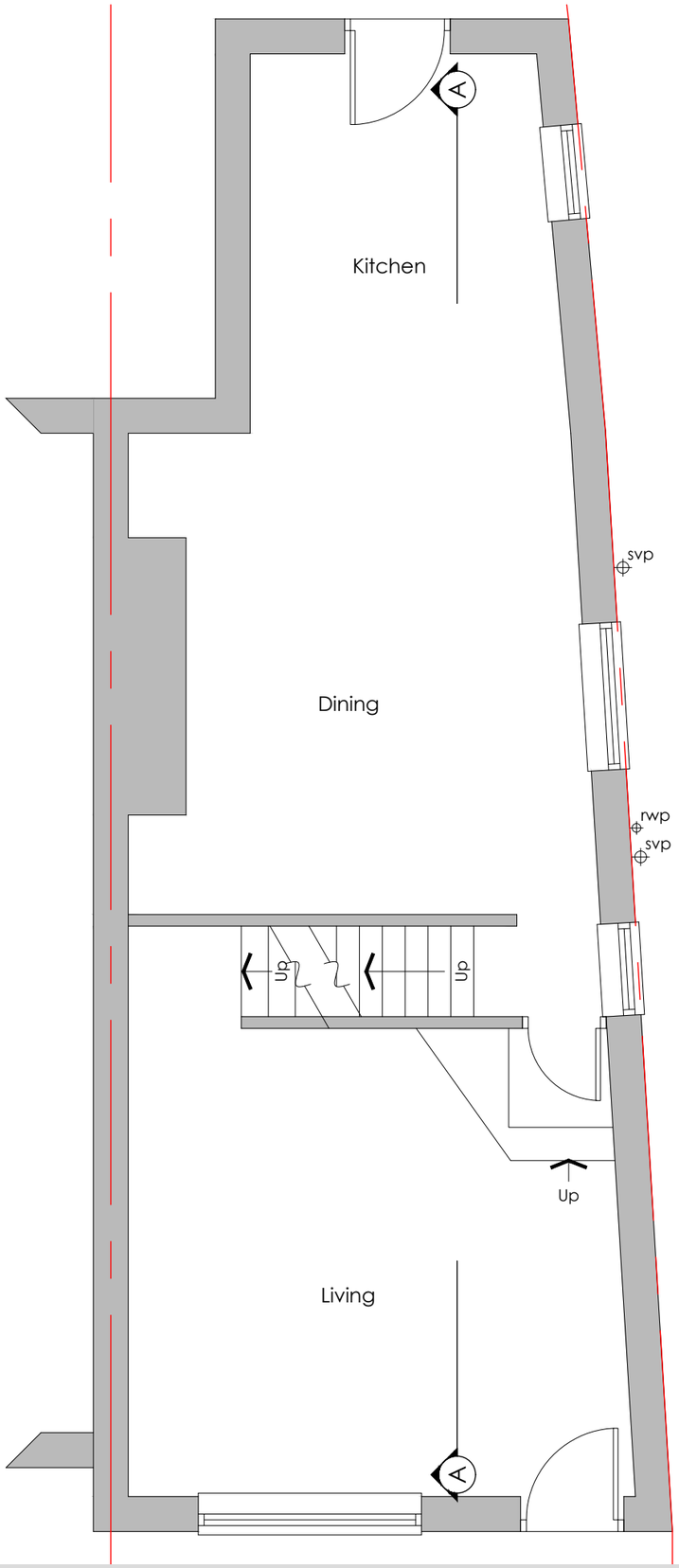



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26026
06.

# Existing Ground Floor Plan

0m 1 2 3m

1:50 @A3

## Developed Design - HMO Development

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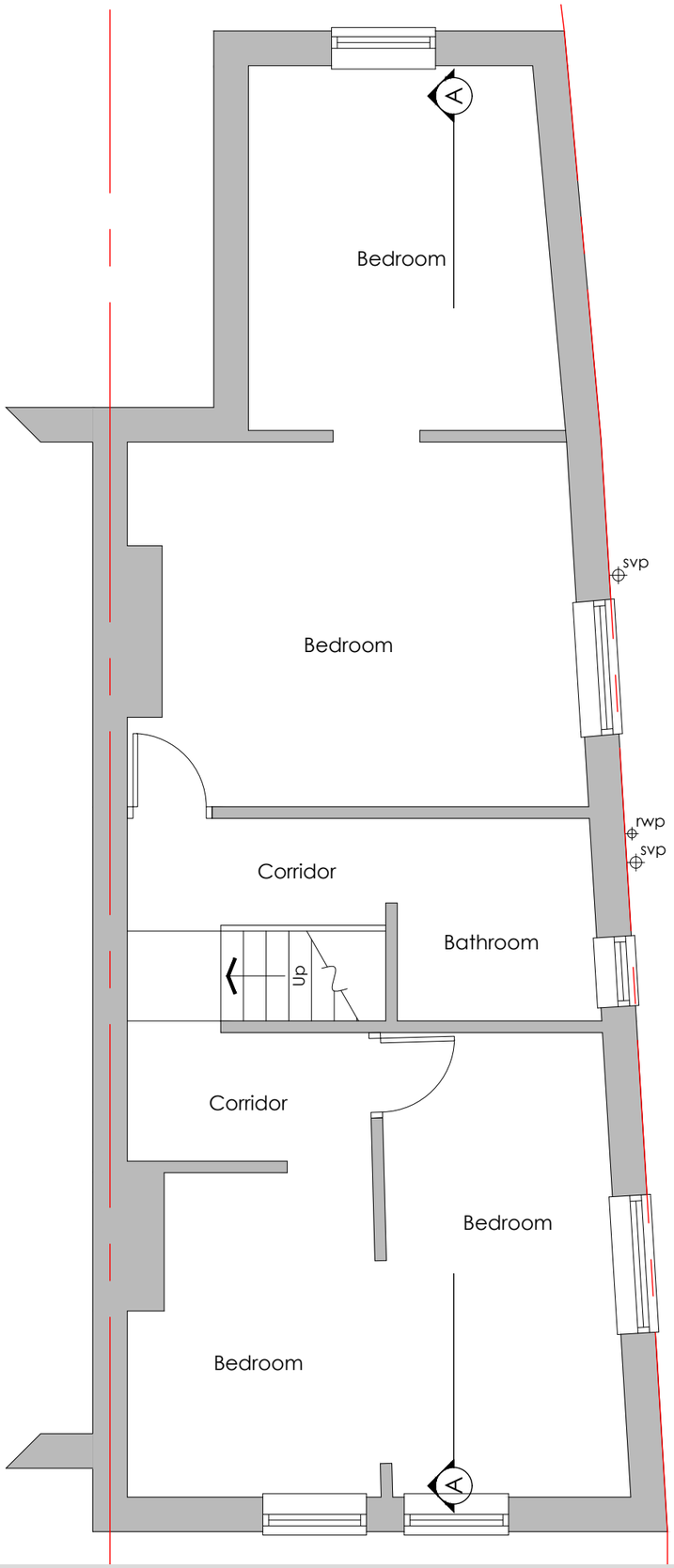



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26026
07.

# Existing First Floor Plan

0m 1 2 3m

1:50 @A3

## Developed Design - HMO Development

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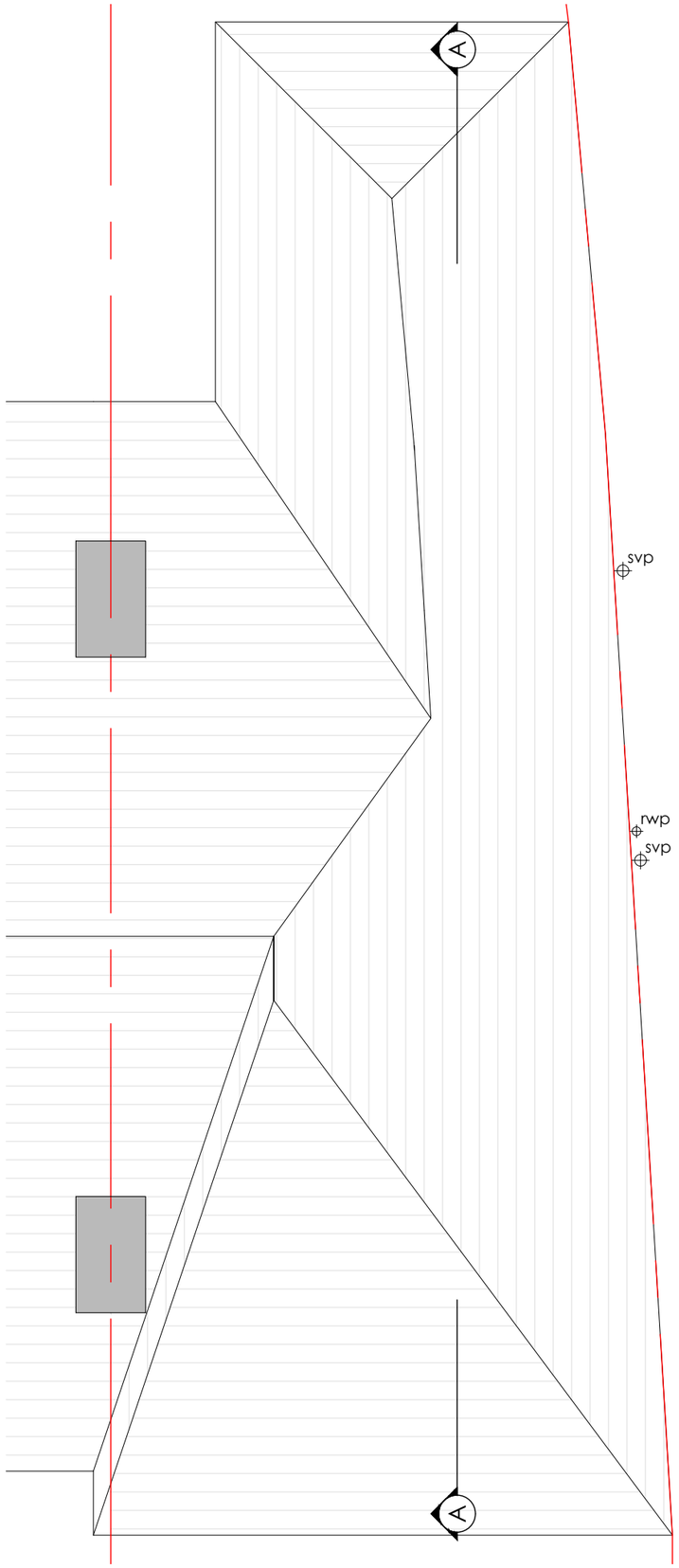



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26026
08.

# Existing Roof Plan

0m 1 2 3m

1:50 @A3

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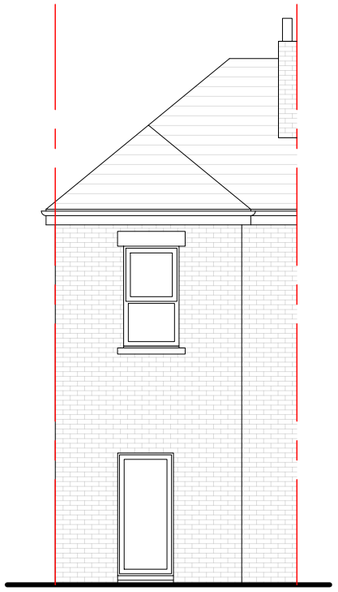
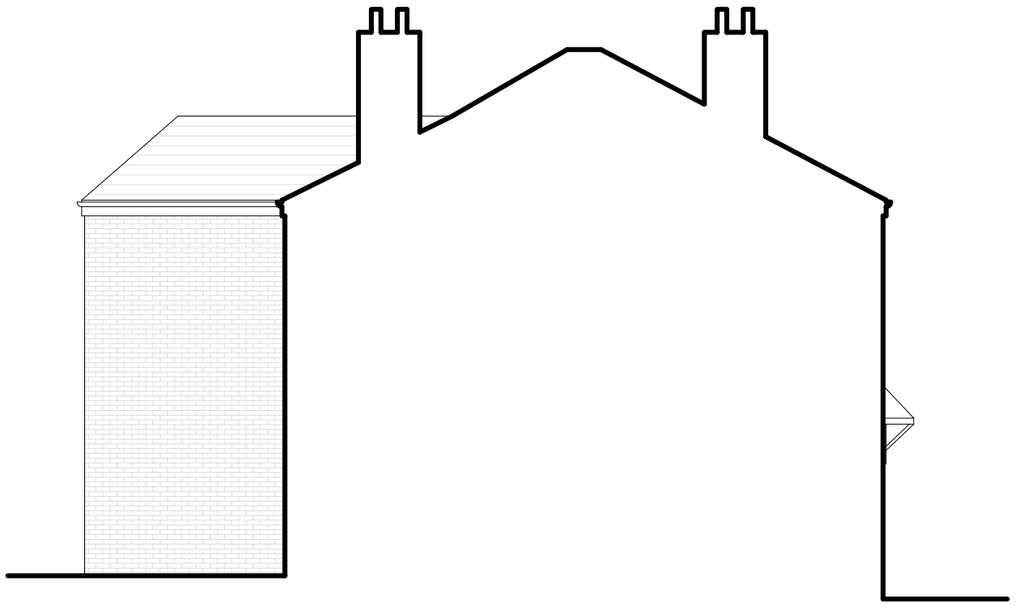
Front Elevation

Side Elevation



Rear Elevation



Side Elevation

26026
09.

# Existing Elevations

0m 1 2 3 4 5m

1:100 @A3

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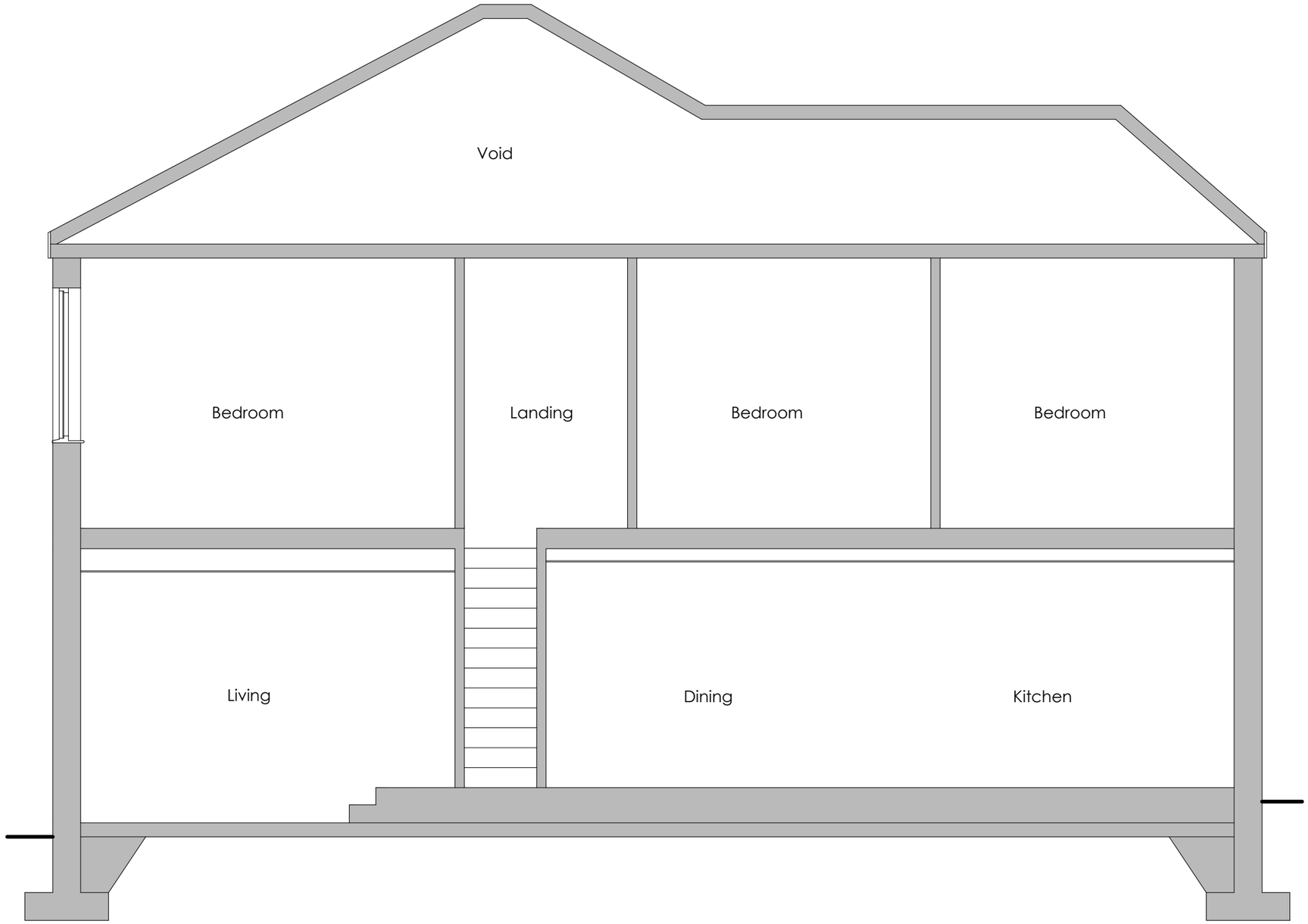


26026
10.

# Existing Section A-A

0m 1 2 3m

1:50 @A3

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# DEVELOPED DESIGN - PROPOSED SITE PLAN

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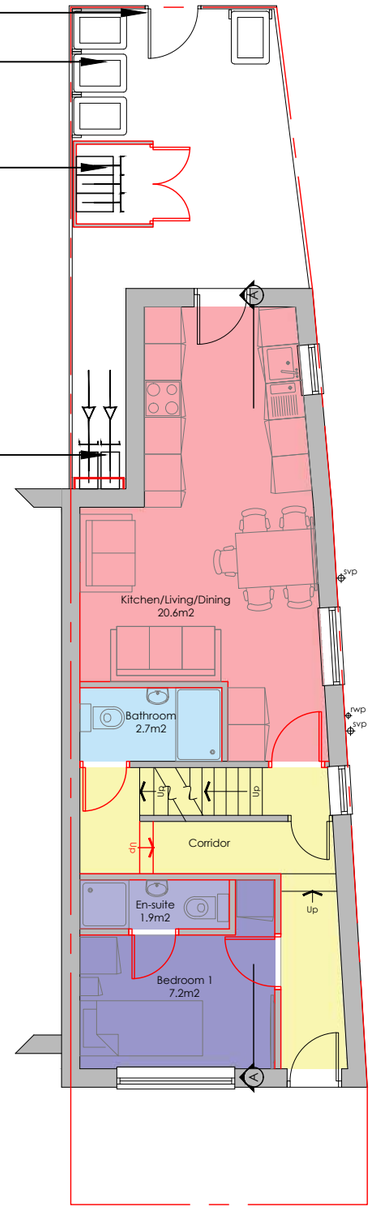
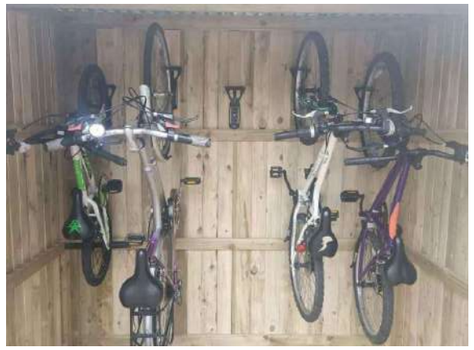
Existing rear access to alleyway retained.

Proposed bin store.

Proposed secure external cycle storage for three bicycles.

Proposed external cycle store providing secure storage for two bicycles. Bicycles to be secured to a fixed cycle stand using individual locks.



Proposed Bin Store

Proposed Bin Store

26026
11.

# Proposed Site Plan

0m 1 2 3 4 5m

1:100 @A3

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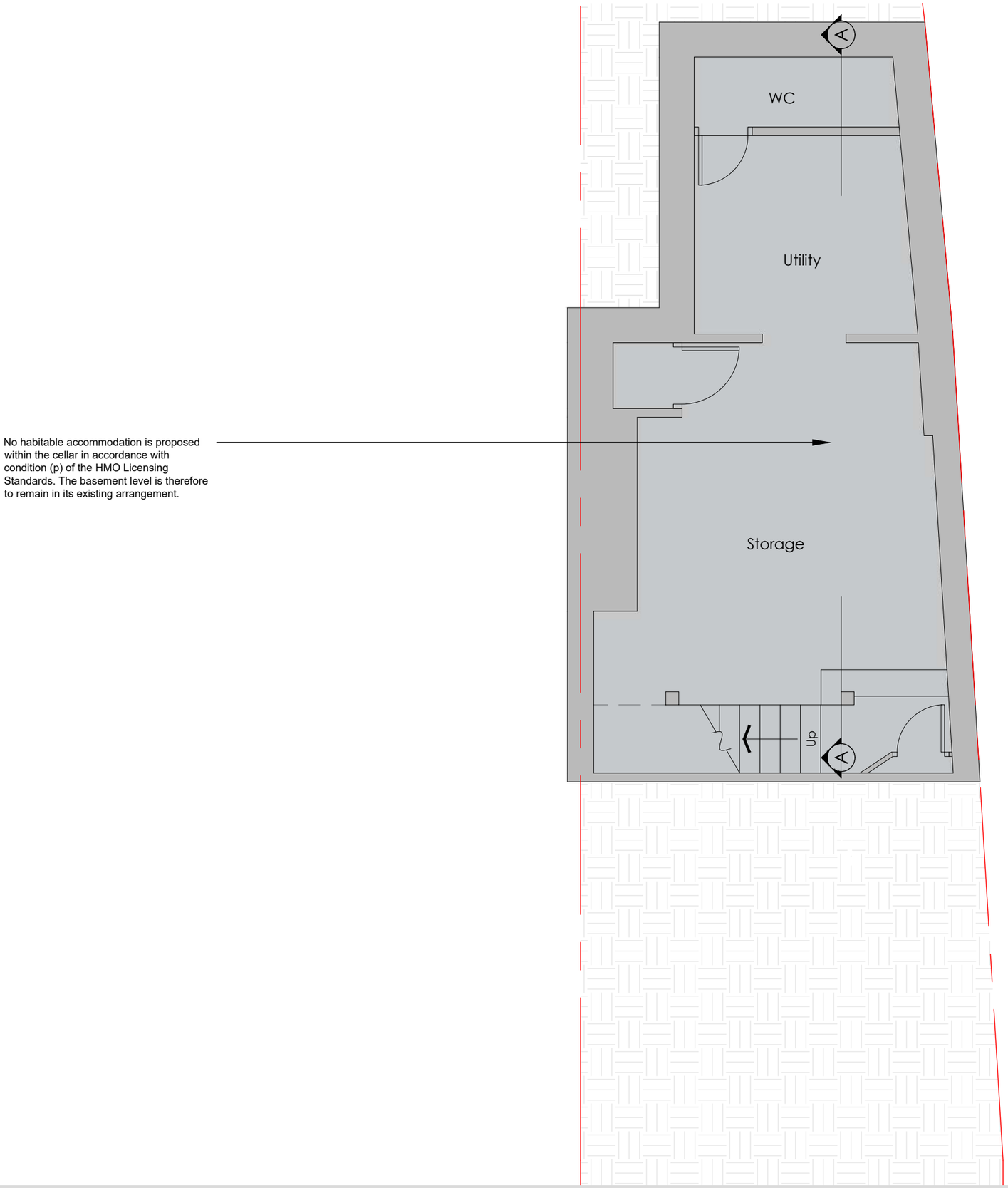
PROPOSAL

5-BEDROOM HOUSE IN MULTIPLE OCCUPATION (HMO) COMPRISING
3 EN-SUITE BEDROOMS AND 2 BEDROOMS WITH SHARED BATHROOM FACILITIES.





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26026
12.

# Proposed Basement

0m 1 2 3m

1:50 @A3

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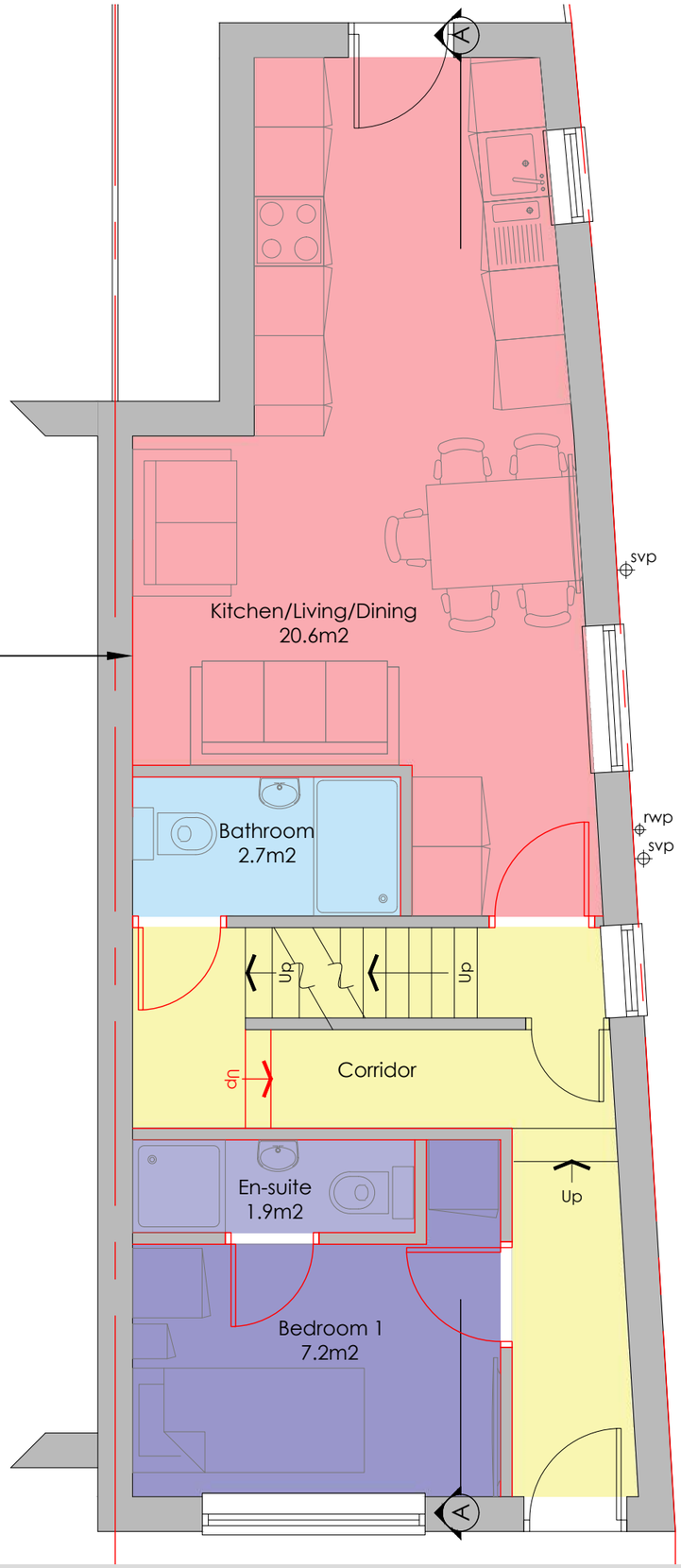


Existing chimney breast removed to create a more efficient and compliant layout for the proposed bathroom and open-plan kitchen, living, and dining area in accordance with applicable space standards.


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## Design Key

| | |
|---|---|
| | 1 Person Bed with En-Suite |
| | 1 Person Bed |
| | Kitchen/Living/Dining |
| | Bathroom |
| | Circulation |
| | Site Boundary Line |

26026
13.

# Proposed Ground Floor Plan

0m 1 2 3m

1:50 @A3

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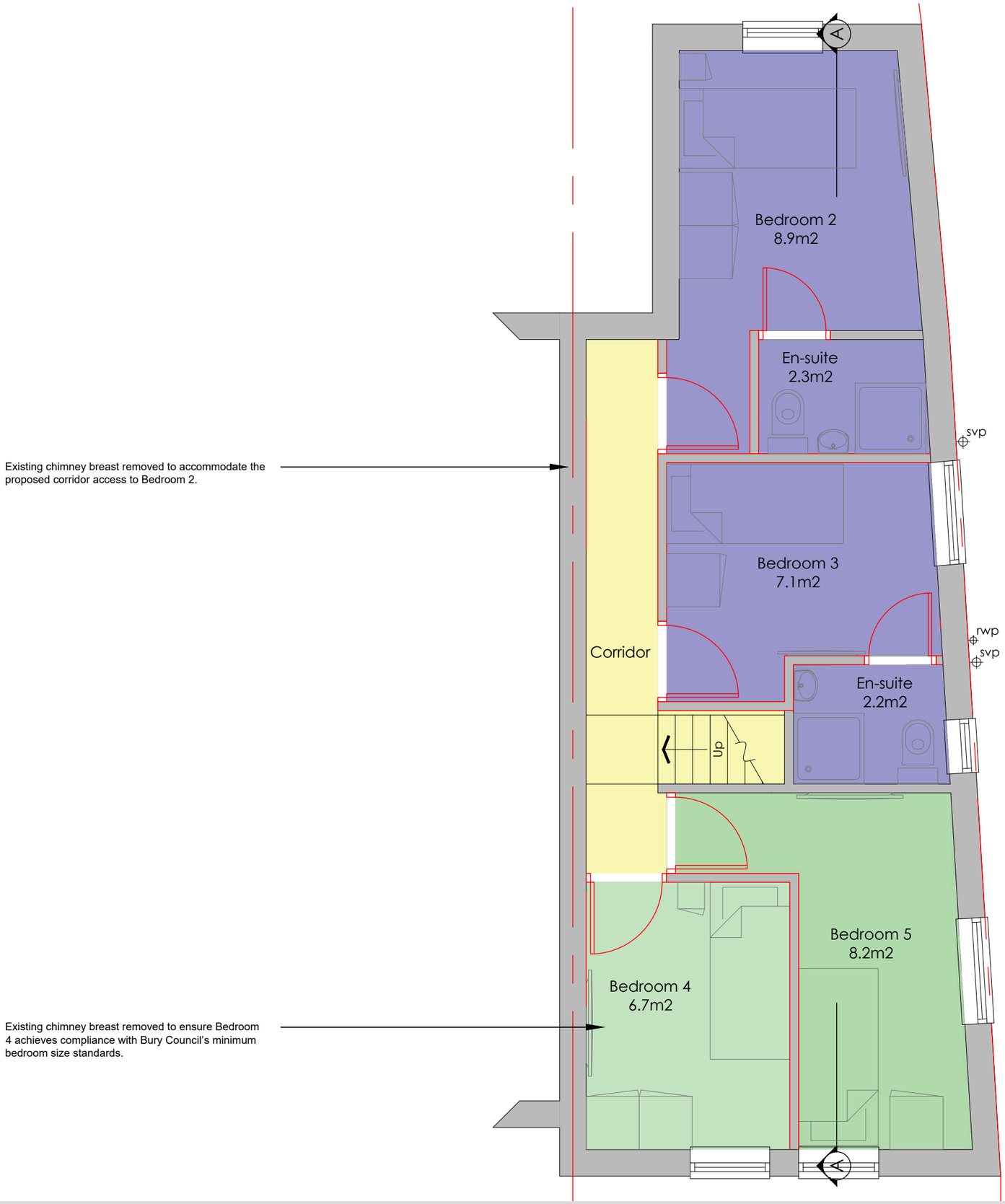



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## Design Key

| | |
|---|---|
| | 1 Person Bed with En-Suite |
| | 1 Person Bed |
| | Kitchen/Living/Dining |
| | Bathroom |
| | Circulation |
| | Site Boundary Line |

26026
14.

# Proposed First Floor Plan

0m 1 2 3m

1:50 @A3

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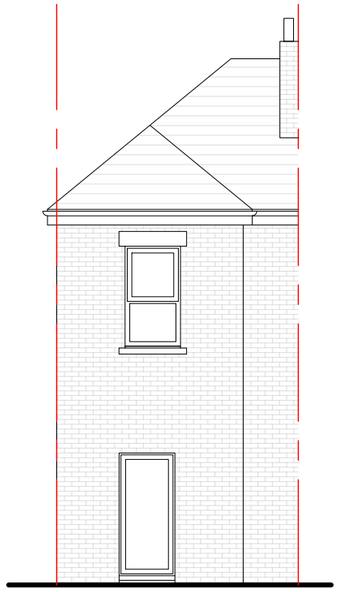
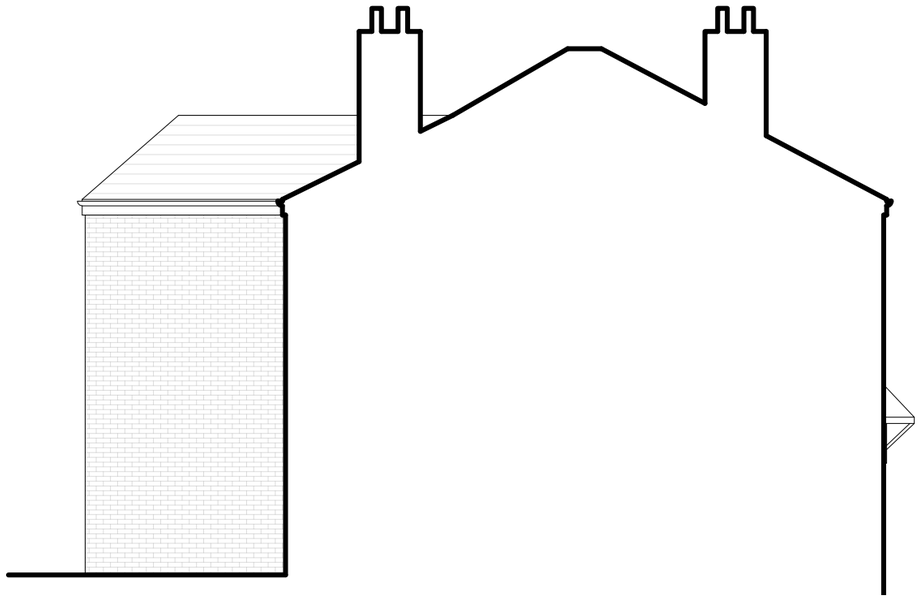
Front Elevation

Side Elevation



Rear Elevation



Side Elevation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## External Elevation Design Note:

The proposed internal reconfiguration works do not require any external alterations to the existing dwelling. The external appearance, scale, and character of the property will therefore remain unchanged as part of the proposed redesign.

26026
15.

# Proposed Elevations

0m 1 2 3 4 5m

1:100 @A3

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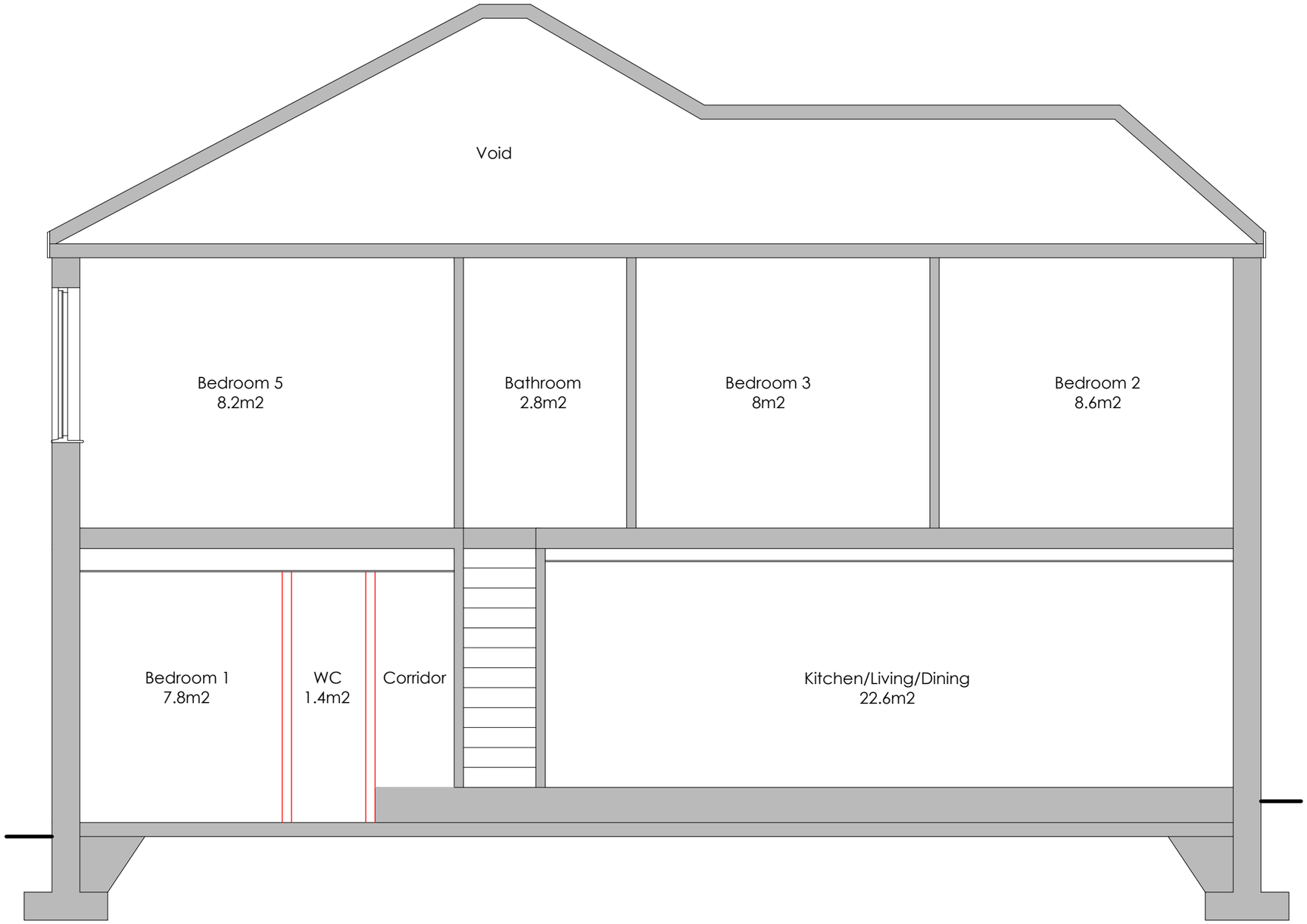


26026
16.

# Proposed Section A-A

0m 1 2 3m

1:50 @A3

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