

DESIGN AND ACCESS STATEMENT

Moorfield Care Home 388 Tottington Road, Bury, BL8 1TU
Change of use from Nursing Home to 16 Bedroom HMO (Sui Generis)

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1.0 INTRODUCTION

- 1.0.1 This design and access statement seeks full planning approval for the change of use from a Nursing Home (C3 use) to a 16 bed HMO (Sui Generis) at 388 Tottington Road, Bury, BL8 1TU.
- 1.0.2 In addition to this statement, the application is supported by a set of drawings by Jenkins Design Services.

2.0 SITE & SITE CONTEXT

2.1 Site Description

- 2.1.1 The application site is located at 388 Tottington Road, Bury, BL8 1TU. The site is bounded by Greenhalgh Moss Lane to the North, residential properties to the East and South, and Tottington Road to the West. The site is approximately 0.12 Hectares in area.
- 2.1.2 The application property is a two-storey detached Nursing home with a single storey conservatory, the building is constructed of red brick with a render finish to three of the elevations. The property is set back from the street on a gated site with a brick boundary wall to the North and West. Timber fences surround the garden and car park to the South and East. Within the site, the building is sited along the northern boundary of the site with a spacious garden and car park to the south, pedestrian and vehicular access to the site is via the gate along Tottington Road.
- 2.1.3 Parking facilities are situated to the front of the property providing 7 car parking spaces.
- 2.1.4 Existing facilities include: 18 bedrooms (6 of which have en-suite WCs), 2 shower rooms, commercial kitchen, reception, office, dining room, lounge, conservatory, laundry. With these facilities in mind, the existing layout lends itself well to a House in Multiple Occupancy with minimal changes internally and externally.

2.2 Site Location

- 2.2.1 The application site is in a primarily residential area and located on Tottington Road, a main road into Bury. Essential amenities are within walking distance including pharmacies, post office, restaurants, takeaways, bakery. The closest corner shop is a short 3-minute walk with the closest supermarket being 1 mile away. Local greenspaces include Woodhill and Elton Reservoir.
- 2.2.2 Bury town centre is 1.5 miles away (35-minute walk / 6-minute drive / 7-minute bicycle ride) with plenty of other amenities and therefore providing job opportunities.
- 2.2.3 Public transport links include bus stops within a 1-minute walk of the property with regular buses into Bury interchange 1.7 miles away (10-minute bus ride) where bus connections and the Metrolink can be caught.

3.0 PROPOSAL

- 3.1.1 The application proposal is for a change of use from a Nursing Home (C2 use) to a 16-bedroom HMO (Sui Generis). The scheme aims to provide a good standard of living with generous facilities. All rooms are for single occupation aligning with the space standards set out in the nationally described space standards. From the existing layout, rooms have been reduced from 18 to 16 bedrooms to allow for increased shower facilities. 13 bedrooms (9 with ensuite WC) have shared shower facilities, allowing for approximately 1 shower room per every 2 bedrooms. 3 Bedrooms have full ensuite with shower and WC. Two additional kitchens have been introduced to accommodate all residents.
- 3.1.2 On the ground floor, ample shared common spaces include 3 kitchens with laundry, and 2 large lounge and dining spaces that ensure enough room to seat each person.

- 3.1.3 Minor external works will be undertaken, maintaining the existing garden that allows plenty of space for residents to sit, exercise and dry clothes. Bin storage is proposed in an enclosed fenced area to the west of the site with a double gate for ease of bin collections, accessed through the car park or from the proposed ground floor kitchen. Cycle storage for 16 bicycles (1 per room) is supplied to encourage the use of alternative methods of transport due to the proximity to the town centre. The bin store is large enough to accommodate 12 240L bins (4 general waste, 4 paper recycling, 4 glass/tin recycling, 4 garden waste).
- 3.1.4 Existing parking will be retained at 7 spaces with 1 space becoming a DDA space for accessibility provision. As noted in the *'Development Control Policy Guidance – Conversion of Buildings to Houses in Multiple Occupation'* the sites proximity to public transport links local amenities should be taken into consideration when calculating parking provision. The current provision allows for 1 space per 2 residents. In addition, due to the nature of a HMO, it is unlikely that all 16 residents will be in possession of their own vehicle.
- 3.1.5 With the change from a Nursing home to a HMO, the amount of traffic and movement to the property will be reduced. Nursing homes tend to have a lot more visitors, deliveries, and staff parking at the property throughout the day. Comparatively, the movement around an HMO would be the residents coming and going infrequently.

4.0 LANDSCAPING

- 4.1 Minor landscaping will be required. A timber fence surrounding the bin store will be introduced with level hardstanding and a path for access. Steel bicycle racks are proposed on the hard standing. [All materials are TBC].
- 4.2 Existing vegetation on the site will remain.

5.0 APPEARANCE

- 5.1 All elevations remain unaltered by the proposal.

6.0 ACCESS

- 6.1.1 All external access to the property remains unaltered.
- 6.1.2 DDA accessibility has been considered. Both the ground and first floor are accessible to wheelchair users, due to the existing building being a nursing home. Two of the entrances to the building and garden are ramped (conservatory and existing kitchen) and an internal lift allows accessibility to the first floor. Two DDA shower/bathrooms are available, one at ground and one on the first floor.

7.0 FLOOD RISK

- 7.1 The site is in a flood zone 1 area with a low probability of flooding.