

DESIGN AND ACCESS STATEMENT

Elizabeth House 147-155 Walshaw Road, Bury, BL8 1NH
Change of use from Nursing Home to 13 Bedroom HMO (Sui Generis)

CONTENTS

- 1.0 Introduction
- 2.0 Site & Site Context
- 3.0 Proposal
- 4.0 Landscaping
- 5.0 Materials & Appearance
- 6.0 Access
- 7.0 Flood Risk

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 13 bed HMO (Sui Generis) at 147-155 Walshaw Road, Bury, BL8 1NH.
- 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 147-155 Walshaw Road, Bury, BL8 1NH. The site is bounded by Walshaw Rd to the North, and a back street to the south that provides access to the car park via Harvey Street. Residential properties bound the site to the East (along Harvey Street) and West. The site is approximately 0.7 Hectares in area.
- 2.1.2 The application property is a two-storey detached Nursing home constructed of red brick. The property is set back from the street with a small garden to the front and a spacious garden to the rear, with a mixture of soft and hard landscaping. A low-level brick wall bounds the site to the north with timber fencing surrounding the rear garden.
- 2.1.3 Parking facilities are situated to the rear providing 9 car parking spaces. Access to the property from the car park is through the garden.
- 2.1.4 Existing facilities include: 14 bedrooms (13 of which have en-suites), 2 shower rooms, commercial kitchen, 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, close to Tottington Road which is 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 2-minute walk with the closest supermarket being 0.5 miles away. Local greenspaces include Woodhill and Elton Reservoir.
- 2.2.2 Bury town centre is 1 mile away (25 minute walk / 5 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 1.2 miles away (12 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 13 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 14 to 13 bedrooms to allow for increased shower facilities. All 13 bedrooms have a WC en-suite with shared shower facilities, allowing for approximately 1 shower room per every 2 rooms. An additional kitchen replaces the office to accommodate all rooms.
- 3.1.2 On the ground floor, ample shared common spaces include 2 kitchens with laundry, and large lounge and dining spaces that provide enough room to seat each person.

- 3.1.3 Minor external works will be undertaken to ensure the large garden is not impeded on. The current garden allows plenty of space for residents to sit, exercise and dry clothes. A fenced compound separates the garden from what will be the cycle store and bin store. Cycle storage for 14 bicycles (1 per room) is provided to encourage the use of alternative methods of transport due to the proximity to the town centre. The bin store is fenced off from the cycle store with gated access through, a double gate is proposed along the boundary fence to allow ease of access for bin collections. The bin store is large enough to accommodate 12 240L bins (4 black bin, 4 paper recycling, 4 glass/tin recycling, 4 garden waste).
- 3.1.4 Parking is available on site; the existing 9 spaces will remain 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 1.5 spaces per person. In addition, due to the nature of a HMO, it is unlikely that all 13 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 Minimal landscaping works will be undertaken. Hard standing to the bin store and the cycle store will be introduced. Materials are TBC.

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. Both the front and rear entrances to the building are ramped and an internal lift provides 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.