

Design and Access Statement - Change of Use to a House

Date - 18 November 25

Introduction

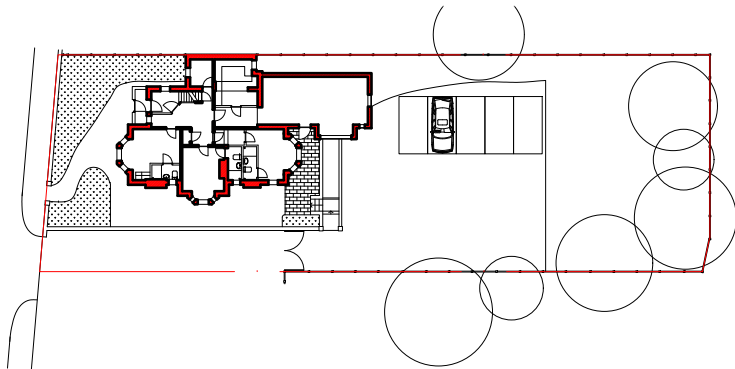
This Planning Application seeks approval for the Change of Use of a House of Multiple Occupancy (Class Sui Generis) to a Dwelling House (Class C3). This will involve alterations to the interior only.

Context

4 Glebelands Road is a three story detached Victorian house with a basement. Its location is in a residential street not far from Prestwich town centre.



The property has a garden at the front with rusticated stone walls and impressive tall stone gate posts. To the rear is a large South facing terrace, car park and garden with some mature trees. The front of the house is accessed through the front garden. The rear car park is accessed from Glebelands Road by a shared driveway (with adjacent the flats) that runs down the side of the house.



The house has a modern extension to the rear made from brick with a tiled roof and upvc windows.

Existing Use

Currently the building functions as a House of Multiple Occupancy. There are ten bedrooms, eight bathrooms and two communal rooms on the ground floor.

There is a car park at the rear of the property.

External Alterations to the Building

There will be no external work to the structure and fabric of the existing building. None will be required for it to function as a house. All elevations of the building will remain the same

from a cosmetic and structural perspective.

Internal Alterations to the Building

The property is well suited to the proposed new use as a house, in terms of both scale and building layout - it was originally designed as a large family house. It seems appropriate to return it back to its primary function. All that's required is the removal of some internal none structural partitions in order to make some rooms larger. Mainly the removal of ensuites that were added to the HMO rooms.

The proposal is to return to the historic Victorian large detached family house with six bedrooms and five bathrooms. A large family kitchen, dining area and utility room. Two living rooms. The three bedrooms on the first floor will all have their own ensuites. The three smaller rooms on the second floor will have a shared bathroom on the same level. There are various storage rooms positioned around the house and a basement that will be also be used for storage.

At present there is a car park at the rear that's accessed from a side road fed from Glebelands Road. Our proposal is to maintain this arrangement as existing - access to the car park for the apartments on the corner will be maintained unchanged.

External Landscaping Alterations

The front and rear gardens will remain as existing. All gates, stone walls, stone posts etc. will remain as existing.



Waste

Currently the bin area is located on the side terrace with easy access for collection from Glebelands Road. This will remain as existing. The number of bins and waste produced will be significantly reduced when the property functions as a family house.

The property will use the standard Bury Council domestic waste system, which includes a blue recycling bin (glass, metals and plastics), green recycling bin (paper and card), brown general-waste bin, and food-waste caddy.

Conservation Area

The front, side and rear of the house and drive and gardens will not be structurally or cosmetically altered and thus not have any negative effect on the Conservation area.

Location and transport

4 Gleblands Road is situated in a suburban residential area and is surrounded by all scales of housing. There is a huge demand for family houses. There will be on site parking and it's a five minute walk to the shops in Prestwich Village Centre and the tram station for routes to Manchester. There are also many bus routes from Bury New Road and Bury Old Road.