

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 four bedrooms and accommodating up to four 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 four residents. The proposed accommodation consists of four bedrooms, three of which benefit from en-suite facilities, with the remaining bedroom 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

September 2026

1.7 / Applicant

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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