

JC238 Design & Access Statement

Site: 263 Bury Old Road, Prestwich, Manchester M25 1JA

Proposal

The conversion of part of the ground floor and all of the first floor to a 4-bed HMO (Use Class C4) is proposed, with a ground-floor shared kitchen/dining/living space and one shared bathroom at first floor. The building is currently vacant/derelict; the missing first-floor structure is proposed to be reinstated. The last lawful use of the commercial unit was a hot food takeaway (Sui Generis, formerly A5). A portion of the ground floor is proposed to be retained for commercial use under Class E, maintaining an active street frontage. No takeaway operation is proposed.

Policy basis

Assessed against saved Bury UDP policies H1/2, H2/1, H2/2, H2/4, EN1/2, EN7/2, HT2/4; PfE policies JP-C1, JP-C6, JP-C8, JP-H3/JP-H4; SPD11: Parking Standards in Bury (2007); SPD6: Alterations & Extensions to Residential Properties (Jan 2020); Bury Council “Houses in Multiple Occupation — Guidance & Amenity Standards” (Aug 2024); and the NPPF.

Site & surroundings

Corner plot at Bury Old Road / Newtown Street. Immediate neighbours include a hairdresser with a flat above; social housing opposite on Newtown Street; Heaton Park opposite across Bury Old Road; and a carpet warehouse to the rear. This mixed commercial/residential corridor has strong public transport access and is suitable in principle for small-scale residential reuse in line with UDP H1/2 and the NPPF focus on sustainable, brownfield reuse in accessible locations.

Use mix & active frontage

Retaining Class E floorspace at the ground floor preserves the active commercial frontage and supports the mixed-use character of Bury Old Road. There is no loss of a town-centre function and no adverse impact on the local high street: the commercial element remains in situ, with residential at first floor. Separate access is provided for each use, ensuring clear operation and good natural surveillance. This is consistent with UDP H2/4 (Conversions) and townscape aims in EN1/2 and the NPPF.

Design & appearance (townscape)

External changes are minimal: a new first-floor side window matching existing proportions/materials, and louvred doors to a refuse store within the rear outrigger. Scale/massing and the primary front elevation remain unchanged, preserving townscape character in accordance with UDP EN1/2. Refuse elements are screened within the site, consistent with SPD6.

Amenity of occupants

Communal activity is focused at ground floor; four single bedrooms sit at first floor with simple circulation. Room sizes meet or exceed Bury’s HMO amenity expectations, and shared facilities meet small-HMO ratios, consistent with the Council’s HMO Guidance & Amenity Standards. The arrangement accords with UDP H2/1 (Form) and H2/4 (Conversions).

Amenity of neighbours

Typical small-household comings/goings; communal space kept at ground; limited, sympathetic elevation change. To safeguard amenity, the applicant accepts a sound-insulation condition to party elements, consistent with UDP EN7/2 (Noise) and H2/4 (Conversions).

Access, parking & movement

The site sits on a highly accessible corridor with frequent buses on Bury Old Road and close proximity to Heaton Park Metrolink. Day-to-day trips can be made by public transport, walking and cycling; no on-site car parking is proposed. This approach accords with PfE JP-C1/JP-C6/JP-C8 and SPD11. A small secure on-site cycle store is provided to support active travel.

Refuse & servicing

A new screened refuse store is formed within the rear outrigger with a direct route to the kerb, in accordance with SPD6 expectations to plan and screen refuse within the site.

HMO management, licensing & safety

At 4 occupants (C4) the scheme does not require a licence; however, all HMOs are subject to the Management Regulations, including duties for fire safety, maintenance of common parts, and provision/management of waste. Compliance will be secured through Building Regulations approval.

Conclusion

The proposal reinstates a derelict property, provides good-quality shared accommodation for four residents, retains Class E commercial use at ground floor to maintain the active frontage, manages refuse and cycling on-site, and makes use of an accessible urban location. It accords with the Development Plan—notably UDP H1/2, H2/1, H2/2, H2/4, EN1/2, EN7/2; HT2/4; SPD11; SPD6; and PfE JP-C1/JP-C6/JP-C8—and will not harm neighbour amenity.

Yours faithfully,

Joseph Chelms MCIAT

Director,

JCD Architecture and Planning,

Tuesday 26th August 2025