



7-9 ANNARA HOUSE PLACES FOR EVERYONE JOINT DEVELOPMENT PLAN

Project: Change of use from offices (Use Class E) to 14 no. bedroom House with Multiple Occupants - HMO (Sui Generis) to include alterations to existing elevations/openings

Address: 7-9 Annara House, Bury Road, Radcliffe, Manchester, M26 2UG

Revision : P01

Date: JUNE 2025

Issued For: Planning

Rev	Date	Description
P01	05/03/25	Issued to Planning

1.0

JP-S2: CARBON AND ENERGY

1. Development proposals should minimise energy demand and maximise energy efficiency. This is crucial in any scheme / strategy and should be at the forefront when it comes to designing a scheme.
- Thermal Upgrade to all External walls to achieve a higher U value.
 - Using Energy efficient appliances in the HMO kitchens
 - Radiators in the property will be free from obstruction
 - Modern boilers will also be proposed which will improve energy efficiency
 - Each habitable room will have an adequate amount of natural ventilation/sunlight due to an optimum sized window in each room
 - Thermal curtains and blinds proposed in bedrooms. These can reduce heat loss through windows by 30% while also reducing noise and light levels.
 - Development will also comply with 2022 Part L Building Regulations

2.0

JP-H3: TYPE, SIZE AND DESIGN OF NEW HOUSING

1. Development proposal will comply with the national space standards.
2. Development proposal will comply to accessible and adaptable standard in Part M4(2) Building Regulations.

The proposal is for a 14 Bedroom HMO split across two levels with two kitchen/living rooms.

Bedrooms range from 8sqm – 17sqm therefore achieving space standards for HMO.

The development building has a level access on the ground floor which allows for easy compliance to Part M4.

3.0

JP-H4: DENSITY OF NEW HOUSING

1. Development will deliver at a density appropriate for the location. With close proximities to local amenities and forms of travel.
2. The proposal seeks one new dwelling (14 Bedroom HMO) within Bury Road in an area that is mixed use of residential and commercial with a significant amount of curtilage and parking around the site.

4.0

JP-C2: DIGITAL CONNECTIVITY

1. Development will aim to have full fibre connection if achievable. This can be confirmed at a later date depending on if available in the area.

