

## Design and Access Statement CRES1084



### Full planning application for the change of use from a 4 bed house to a 7-bed Sui Generis HMO

127 Stamford Street, Stalybridge, Manchester, Cheshire, SK15 1LH

#### Introduction



*127 Stamford Street, Stalybridge, Manchester, Cheshire, SK15 1LH*

1. This statement is produced to support a planning application for a change of use of a redundant, empty and dilapidated corner retail convenience shop and to a 7 -bed HMO (Sui Generis Use) at 127 Stamford Street, Stalybridge, Manchester, Cheshire, SK15 1LH and a Certificate of Lawfulness.
2. This planning statement will cover the background to the application and provide the necessary information to enable its determination by officers at the Council. It will consider the proposal in light of relevant planning policies and other material considerations. The conclusion reached is that key material considerations and the wider objectives of National and Local planning policy support the grant of permission.
3. In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed and completed, and the following documents prepared by Cubed Property Advisors Limited:
  - CRES1084 01 Existing plans including location plan AO drawings size;
  - CRES1084 02 Proposed Plans and elevations.
4. The relevant application fee will be submitted by the applicant separately.
5. 127 Stamford Street is a two-storey former shop, (there is a small store to the basement, unused), and residential building now void, empty and in very dilapidated condition, which is currently NOT in use. The proposal includes forming a room in the loft space effectively creating a 3 store home.

6. The property is dilapidated and suffering from structural disrepair. It is likely the property is un-mortgagable as a consequence of its dilapidated condition.
7. The property is within walking distance of Stalybridge and Ashton under Lyne town centre, close to all local amenities, bus routes, schools and shopping areas.
8. The National Design Guide (2019) identifies that “well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time” (para 120-121). Our proposals are and will be compliant to this design criteria.
9. Regarding the requirements of Circular 01/2006 in respect of Design and Access Statements, the proposal is described as follows:
10. Use and Amount - This application is for a proposed change of use of a shop and 2 bedroom house to a 7-bed Sui Generis HMO.
11. Layout and scale - The application proposes adapts the internal layout to facilitate the implementation of 5 additional bedrooms where there was a surfeit of shop, retail, stores, living and reception room space, together with remodelling of large unused bedrooms. Each room will be provided with ensuite private bathrooms.
12. The size of the bedrooms and relevant communal areas comply with national HMO requirements and the Council's local policy as denoted within this statement. The minimum bedroom sizes is 6.55m<sup>2</sup> and the largest being 14m<sup>2</sup>. The lounge is 11.6m<sup>2</sup> and kitchen area 88m<sup>2</sup> with dining included in the living room. Each bedroom will have ensuite toilet, wash hand basin and shower facilities. The kitchen will have two cooker units and two sinks, and or dishwashers.
13. Accommodation, provision and facilities are in line with requirements providing the as a minimum:

- Automatic Fire Detection system (AFD)

As a minimum – the property would require a Grade D, LD3 automatic fire detection and alarm system. This will include mains wired smoke alarms with integral battery backup located in the escape route/common areas of the ground floor hall, the communal landing/hallway, lounge, kitchen and dining areas, the first and second floor communal landing and bedrooms. The smoke alarms will sound at a minimum of 75 dB at the 'bed head' when the bedroom door is closed. For this reason we propose additional interlinked mains wired smoke alarms are fitted in each bedroom as well.

This would also include additional interlinked hard wired smoke alarms with integral battery back-up fitted in the ground floor communal living room/lounge.

This would also include additional interlinked hard wired heat alarm with integral battery back-up located the communal kitchen.

Please note that although the alarm heads need to be hard wired, they can be radio interlinked.

The AFD system installation and commissioning certificate will be submitted along with the HMO Application.

The system will have a fire detection and alarm certificate (in accordance with BS5839) issued each year.

- Fire Fighting Equipment

A. Provide a simple multi use fire extinguisher (either wall mounted or on a stand) in the:

- i. The communal ground floor area or hall way,
- ii. The communal basement landing/hallway that serves the 2 basement bedrooms,
- iii. The first floor communal landing area.

B. Fit a wall mounted fire blanket to the kitchen wall.

- Occupancy and Room Sizes

For all rooms to be let as a single bedroom, the minimum available floor space needs to be greater than 70 square feet or 6.51 square metres. This is provided.

- Doors

i. All doors that require a lock (bedroom doors, bathroom doors, final exit point doors) will be able to be exited without the use of a key (i.e., internal thumb turn operated lock or similar).

ii. The property being a 3 storey HMO will require 30 minute fire resisting doors with intumescent strips/smoke seals, complete with overhead self-closers. This standard of door is required for each of the bedrooms, the head of the staircase serving the basement, and the door separating the ground floor communal lounge and ground floor hall way.

- Fire Escape Windows

All rooms require occupants to exit via a protected stair core which will be 30mins fire resisting and will require the installation of Fire Escape Windows in the bedroom on the second floor level.

Any window provided for emergency escape purposes should have an unobstructed openable area that is at least 0.33m<sup>2</sup> and have a minimum 450mm height and

450mm width. The bottom of the openable area should not be more than 1,100mm above the floor.

- Kitchen Facilities

In the shared kitchen for a HMO the following standards apply:

1. 1 sink per 5 occupiers (a dishwasher is acceptable for a 2nd sink where there is more than 5 occupiers). Sinks provided with hot and cold water, fitted with appropriate splash back, and benefit from a suitable draining area.
2. 4 ring hob, oven and grill per 5 occupiers (27 litre microwave oven and grill may be accepted as 2nd cooker).
3. A work top made of a smooth impervious surface with a minimum size of 500mm x 1000mm per 5 occupiers.
4. 2 worktop height refrigerators with freezer compartments (or 1 worktop height fridge and 1 worktop height freezer) per 5 occupants.
5. Ventilation of mechanical means to the outside air at a minimum extraction rate of 60 litres/second or 30 litres/second if the fan is sited within 300mm of the centre of the hob.

- Plug sockets and Switches

There should be a minimum of 4 double sockets with switches in the kitchen, a minimum of 3 double sockets with switches in any living room, a minimum of 2 double sockets in bed rooms, a minimum of a single socket with switch on any landing, and a double socket with switches in the ground floor hall way.

- HMO Licencing

If the property is let to 5 or more people who are made up of 2 or more households, then the property requires a mandatory HMO Licence from Salford Borough Council.

- Electrical Condition Report

The electrical condition report, or the commissioning certificate in the event of a rewire, will need to be provided along with the HMO Application form.

- Gas Safety

The Landlord Gas Safety Certificate covering any gas installation serving the property will need to be provided along with the HMO Application form.

- Emergency Escape Lighting

Given the lack of borrowed light at first floor communal landing conventional artificial emergency escape lighting will be installed.

- Building Control

We will be using private building control contractor to complete the works. Building Control approval is required where toilets/ensuite are being installed and for the structural alterations. Confirmation of the Building Control Certificate covering works to the property will be submitted along with the HMO Application.

- HMO Bins, Refuse, Waste

We will ensure there is sufficient provision of refuse/recycling bins for the number of tenants (eg. 1 general waste bin per 4 persons) and regular scheduled bin collections.

- Furniture and Furnishings, Fire Safety

All furniture and furnishings supplied by the landlord must comply with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended in 1989 and 1993). This applies to both new and second-hand furniture.

14. Appearance - The proposed development will not alter the external appearance of the existing building save for minor fenestration alterations with shop window sizes reduced and replacement of the casement windows.
15. Access and Parking- There is no car parking at the property but the property is close to all main public transport systems and a bike storage unit will be provided in the rear yard area to encourage alternatives to motorised vehicle.
16. Policy Assessment - National Guidance - The National Planning Policy Framework (NPPF) is relevant to the consideration of the application. Some weight also needs to be given to the content of the Ministerial Statement, 'Planning for Growth', issued in March 2011.
17. The 'Golden Thread' running through the centre of guidance within the NPPF is the presumption in favour of sustainable development. Paragraph 38 of the NPPF states that "Local planning authorities should approach decision on proposed development in a positive and creative way" and "at every level should seek to approve applications for sustainable development where possible". Paragraph 117 of the NPPF comments that planning should "make effective use of land" in "meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions"
18. Paragraph 59 confirms the Government's objective to boost the supply of housing, and paragraph 8 identifies the three objectives of sustainable development, as economic, environmental and social.
19. The National Design Guide builds on the above and clarifies that "well designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities. New development reinforces existing places by enhancing local transport, facilities and community services, and maximising their potential use" (para 109).

20.Principle of Development – To provide affordable quality housing and living accommodation.

21.SI 2006 / 372 applies to HMOs (but not converted blocks of flats) and imposes duties on the person managing the HMOs. These include providing the manager's contact details to the residents; maintaining escape routes in the event of fire and keeping fire fighting equipment and alarms in good working order; maintaining water, electricity and gas supplies and ensuring that gas safety checks are undertaken as required / if appropriate, together with other duties relating to the common parts, fixtures and fittings and living accommodation.

22.We confirm that we will be applying of a HMO clients in the normal manner and will compliant to the above criteria.

23.HMO Requirements - Schedule 3 of SI 2006 / 373, as amended, details the prescribed standards for deciding the suitability for occupation of an HMO by a particular maximum number of households or persons and takes into account the following amenities:

24.Heating - Each room and the lounge and kitchen areas will be heated using wet radiators domestic systems fed from mains gas fired boiler this will be certified as gas safe each year.

25. Welfare and sanitary – each room will be served by a shower, toilet and wash hand basin as standard with extractor ventilation in ensuite facilities.

26.The property will have a central lounge and leisure area and a separate kitchen dining area. The kitchen will be provided with a 2nr cooker hobs, oven extract ventilation, fridge, freeze, dishwasher and clothes washing facilities together with a pot washing sink. The facilities will included:

- sinks with draining boards and an adequate supply of cold and constant hot water;
- installations or equipment for the cooking of food;
- electrical sockets;
- worktops for the preparation of food and cupboards for the storage of food or
- kitchen and cooking utensils, together with refrigerators with an adequate freezer compartment;
- appropriate refuse disposal facilities, extractor fans, fire blankets and fire doors.

27.All electrical systems will be NICEIC safety tested every 5 Years

28.The property will be energy efficient to at least a D classification.

29.Bedrooms will meet the minimum size standards for a single room size of 6.51sqm [single person].

30. All fire safety requirements will be met within the property including: mains wired smoke alarms with battery back-up, a wall mounted fire blanket, specific doors to meet lock and fire resistant (FD30) standards where applicable as well as FD30 built cupboards, ceiling and structure when required.

31. Waste and recycling - Adequate waste and recycling facilities are provided to the rear large yard area for both waste and recycling, in accordance with Policy EP3. A bike store would also be provided in the property's rear yard, with through access to the streetscene without entering the property.

32. Community Infrastructure levy - There is no new floorspace arising from this change of use. Therefore, the proposals are not CIL liable.