



36 Hall Road, Manchester, M14 2HL

Travel Plan

Change of Use from
C3(a) Residential to C4 5-
Bed HMO

January 2022

Prepared by HAD

Contents

1. INTRODUCTION.....	3
2. LOCATION	3
3. EXISTING SUSTAINABLE TRAVEL OPTIONS	5
4. MANAGING TRAVEL.....	9
5. ALTERNATIVE MODES OF TRANSPORT	9
6. CONCLUSION	9
7. APPENDIX.....	10

TRAVEL PLAN FOR:

36 Hall Road, Manchester M14 2HL

CONCERNING:

Change of Use from C3(a) Residential to C4 5-Bed HMO



Fig 1. Front Elevation (Google Maps, Street View data, 2022)



Fig 2. Rear and Side Elevation (HAD & Co., 2022)

1. INTRODUCTION:

1.1 The following travel plan outlines the proposal for a conversion of a 3-bedroom semidetached house to a 5-bedroom HMO at 36 Hall Rd, Rusholme. It will discuss the proposed arrangement and methods of travel for the occupants including details on parking options and storage of bicycles. Furthermore, it will explore and encourage a variety of alternative sustainable transportation methods already available in the area and any provisions on any additional facilities.

2. LOCATION

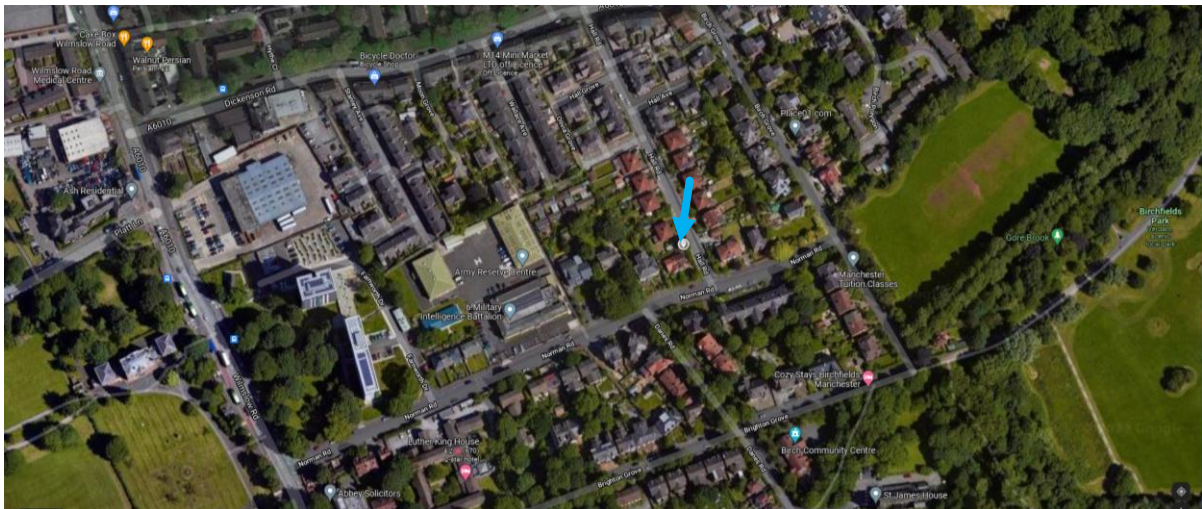


Fig 3: Location of site (Google Maps, Map data, 2022)

2.1 36 Hall Rd, Rusholme is located in Manchester and lies to the North of Rusholme Town Centre, Manchester City Centre and East of Levenshulme Rail Station. The building is situated on the end of Hall Road and sits on the edge of Norman Road which continues and links to nearby main routes through the town via Wilmslow Road and Dickenson Road. The town centre is 0.7 miles away from the site, a short 15-minute walk, and the rail station is 1.4 miles away from the site, a 28-minute walk.

2.2 The immediate area surrounding the site is mainly residential with the outer areas having a mixture of residential, commercial, and industrial units. The area has lots of convenience stores, small eating establishments, employment zones, childcare facilities, parks and sporting courts all within walking distance of the site.

2.3 Local Services and Facilities.

2.3.1 This area of Rusholme offers a great range of local services, facilities, and amenities including local convenience stores and small eating establishments.

Rusholme Town Centre which hosts the local Library, Post Office and other facilities is only a 15-minute walk from the site.

2.3.2 Public transport such as buses are used heavily in this area and provide easy access to places like Manchester City Centre and Stockport amongst other nearby towns and cities, places for entertainment and leisure as well as health centres, shopping, and scenic views of other local attractions.

2.3.3 Large supermarkets such as Sainsbury's and Iceland are all located near the centre of Rusholme, a maximum of 0.9 miles away from the site. Additionally, listed in **Table 1** below, distances to other local services, facilities and amenities are provided.

2.3.4 The 'Manual for Streets' states that "Walkable neighbourhoods are typically characterized by having a range of facilities within 10 minutes" (up to about 800 metres or 0.5 miles) walking distance of residential areas which residents may access comfortably on foot. However, this is not an upper limit and PPS134 states that "walking offers the greatest potential to replace short car trips, particularly those under 2 km." (Manual for Streets, 2007, p45, 4.4.1)

<u>Services/Facilities (a selection nearby)</u>	<u>Approximate distance from Site (miles)</u>	<u>Approximate journey time on foot (Minutes)</u>	<u>Approximate journey time by bicycle (Minutes)</u>
Travel: Levenshulme Rail Station	1.4	29	9
Birch Community Centre	0.1	2	1
Birchfield's Park	0.2	4	1
Religious: Shahjalal Mosque and Islamic Centre	0.5	11	3
Pharmacy: Rusholme Pharmacy	0.3	6	2
Medical: Winslow Road Medical Centre	0.3	7	2
Takeaway: Chit 'N' Chaat	0.4	8	2
Religious: South Manchester Family Church	0.5	10	3
Shopping/ Local Convenience: M14 Mini Market	0.2	3	1
Takeaway: New York Krispey Fried Chicken	0.5	9	3
Public: Stop 'n' Drop (Dry Cleaners)	0.3	5	2
Salon: Zara Hair & Beauty	0.4	8	3
Medical: Market Street Pharmacy	0.5	9	3
Sport/ Leisure: Platt Lane Sports Complex	0.8	16	4
Shopping: Venus Foods Supermarket	0.4	9	3

Shopping: Iceland	0.9	18	5
Public: The Whitworth Museum	1	20	6
Leisure: Platt Fields Park & Sports Court	0.3	6	2

[Table 1]

3. EXISTING SUSTAINABLE TRAVEL OPTIONS

3.1 Walking

3.1.1 Walking through Rusholme is a very likely method of transport. Rusholme Town Centre, along Wilmslow Road and Dickenson Road, have a wide range of shops to visit such as local convenience stores, restaurants as well as sport and leisure clubs. The pavements are wide making for a pedestrian friendly environment with bollards on sharp corners, traffic calming measures and restricted parking is enforced to prevent cars from causing hazards in busy shopping areas such as Wilmslow Road (Figure 5). There are a few green spaces locally which encourages walking and cycling with other sporting activities. Platt Lane Sports Complex is also easily accessible from the site via walking. Any essential shopping which would be required can be done from several convenience stores and larger supermarkets which are only a maximum 18-minute walk from 36 Hall Road, Rusholme.

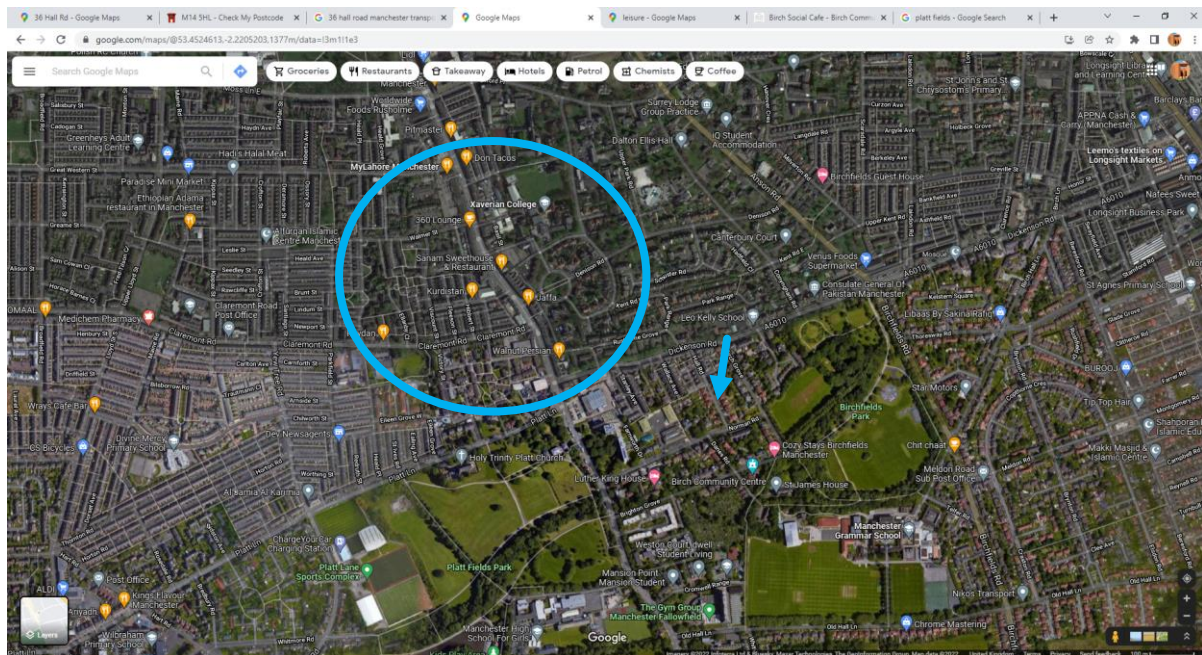


Fig 4: Highlighting the extent of Rusholme Town Centre. (Google Maps Satellite View, 2022)



Fig 5: Wilmslow Road and Traffic Calming Measures and Pedestrian Crossings. (Google street view, 2022)

3.2 Cycling

3.2.1 The site is located very close to the Town Centre, and although there are not as many dedicated cycle lanes and routes through to the town as there may be in major cities and larger towns, wide pavements and traffic calming measures mean that cycling is a good alternative travelling option for the residents of 36 Hall Road.

3.2.2 More and more people in the UK are choosing cycling as another option of travel as a sustainable option that is also good for people's health. Cycling as a mode of transport can be beneficial for the area and a more sustainable method of commuting. Secure bicycle storage could be provided on site to encourage the occupants to choose cycling as their main mode of transport.

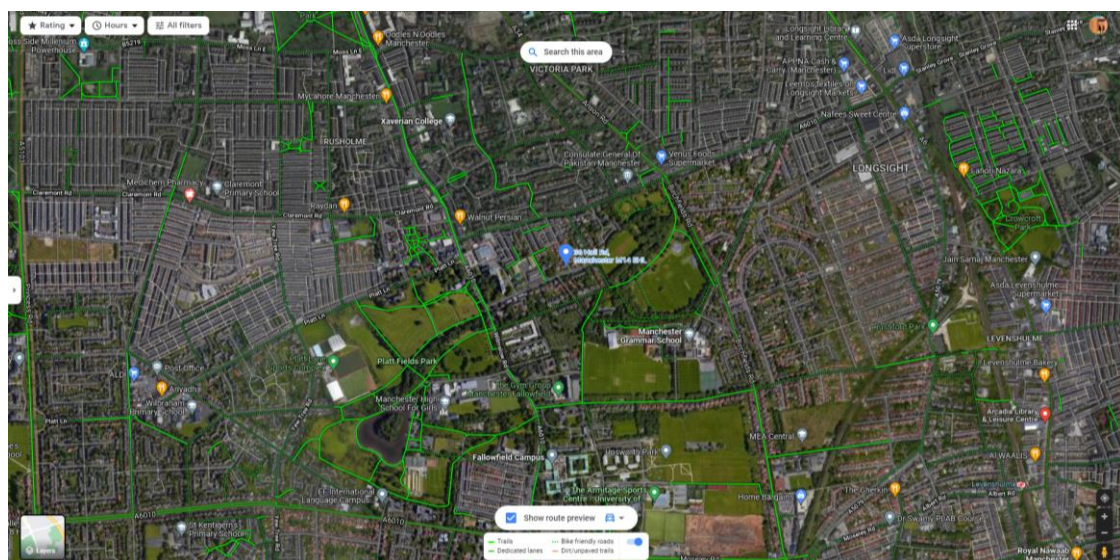


Fig 6. Showing Cycle routes in and around Rusholme- green lines. (Google maps, 2022)



Fig 9. Rusholme Train Station (Google Maps, Street View Data, 2014)

3.4 Parking

3.4.1 The site has two dedicated parking spaces on the driveway, an existing garage in the front yard could allow one parking space and could accommodate one private vehicle (Figure 10). However, this is not considered as part of the proposal but is an option should the need for a space to be provided be requested by the Local Authority. Hall Road is not considered a main Highway so manoeuvrability in and out should not cause disruption to traffic. The largely built-up residential nature of the surrounding streets means there are no single or double yellow line road markings meaning that parking is unrestricted should any visitors need to park on this street or on other streets nearby.

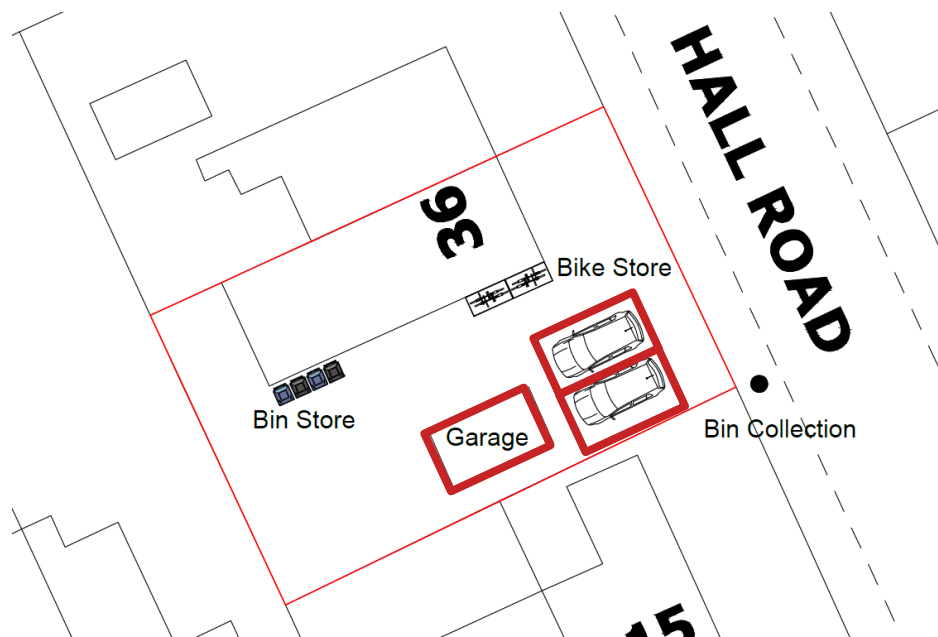


Fig 10. Potential Car Parking on Site (HAD & Co., 2022)

4. MANAGING TRAVEL

4.1 The close proximity to public transport and walking routes will help to support a reduction in reliance upon private cars and help to encourage the use of more environmentally friendly and sustainable modes of transport.

4.2 To encourage and promote the use of bicycles for the occupants, a provision for secure bike lockers will be proposed for the scheme. There is sufficient room to provide this in the garden at the side and rear of the house. Please see **Appendix 1** for a specification of the proposed secure bike lockers.

5. ALTERNATIVE MODES OF TRANSPORT

5.1 The best travel options to get to the site from the outskirts of Rusholme and nearby towns will be through public transport and cycling, as well as walking from close public transport stops.

5.2 Vehicles could be an option for residents as there will be limited parking on nearby streets, however it is generally considered that those occupying a Shared House or HMO will not require a personal vehicle and would rely on local amenities and have employment destinations within walking distance.

5.3 The location of the site is not far from the Town Centre and the train station for access to other key commercial areas.

5.4 Taxis can be another viable method for residents to commute around Rusholme and Manchester with a local taxi rank – Union Cars Taxi Service, situated 0.3 miles away from the site on Wilmslow Road.

5.5 36 Hall Road is situated close to a well-connected rail station meaning it will be easy to travel to other cities and towns via public transport methods too.

6. CONCLUSION

6.1 Overall, the development complies with Manchester City Councils Local Plan, specifically the Transport Policy which aims to encourage sustainable and healthy transport options. The location of the site is fortunate to have a wide variety of public transport links and critical amenities withing a walkable proximity to the property and addition of secure cycle storage means the HMO complies with Manchester City Councils **Sustainable Transport Policy (T1)**: *"To deliver a sustainable, high quality, integrated transport system to encourage modal shift away from car travel to public transport, cycling and walking"*. This easy access means residents of 36 Hall Road would not need personal motorised vehicles and will also be encouraged to use more sustainable transportation options through the means of secure cycle storage and provision of information for public transport options locally. This will overall create a positive impact on the surrounding area, following Manchester City Councils local transportation plan.

6.2 Furthermore, the provision of secured cycle storage and existing car parking on the drive complies with **Policy T2: Accessible areas of opportunity and need**: *"all new development should provide appropriate car parking facilities"*. Therefore, the project complies with local planning policies, and we hope the council will look favourably on it.

APPENDIX 1: BIKE STORAGE

Features of the double bike locker:

- Perfect for the side of a house or flat – compact, secure bike storage.
- Made from strong, thick, galvanised (weatherproof) steel. 99kg in weight
- Made and designed in UK with a 10 Year Warranty Fitted with tough locking system– the double bike locker provides excellent secure cycle storage.
- Pick and drill resistant lock Reinforced handle surround– for added security.
- Large single door access– effortless loading and unloading of your bikes.
- Multiple units bolt together for additional security.
- An open floor area means there is no restriction on how you store your bike.
- Includes 2 kit hooks– hang helmets and bags with your bikes.
- The double bike locker can be bolted down to the ground– using the supplied securing bolts.



Fig 11: Double Bike Locker (Bike Rack Company, 2021)

Specification:

- Height: 1205 mm
- Width: 900 mm
- Depth: 1900 mm
- Weight: 99 kg Door
- Aperture: 1115 mm x 800 mm
- Base Size: 2000 mm x 1000 mm