



70 Bosworth St, Manchester
Design & Access
January 2025

Change of use from a house (C3) to HMO (C4)

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DESIGN

Introduction

This Design and Access Statement accompanies a planning application for the change of use of the property located at 70 Bosworth Street, Manchester, from a Class C3 Dwelling House to a Class C4 House in Multiple Occupation (HMO), and includes a proposal for a loft conversion. The application seeks to ensure that the change of use and proposed alterations will be in keeping with the character of the area with no changes to the external appearance, while meeting the housing needs of the community.

Site Location / Site

The property is a traditional mid-terraced house located within a predominantly residential area in Manchester. It is a two-storey property with a pitched roof and a small rear garden. The surrounding area consists mainly of terraced houses, many of which have undergone renovations while some have changed use to flats. There are local amenities within walking distance, including shops, schools, and public transport links, which make the site a suitable location for multiple-occupancy housing.



Existing Site

Proposal

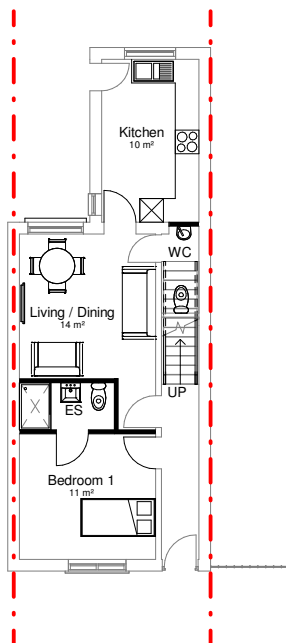
The proposal involves two main components:

Change of Use:

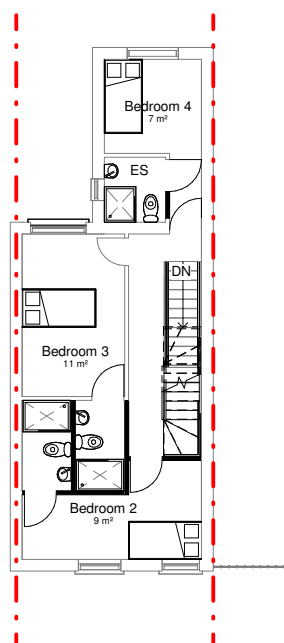
The property will be changed from its current use as a dwelling house (C3) to a House in Multiple Occupation (C4). The property will accommodate up to 5/6 individuals, with each having their own private room and en-suites, while sharing communal spaces such as the kitchen and living areas.

Loft Conversion:

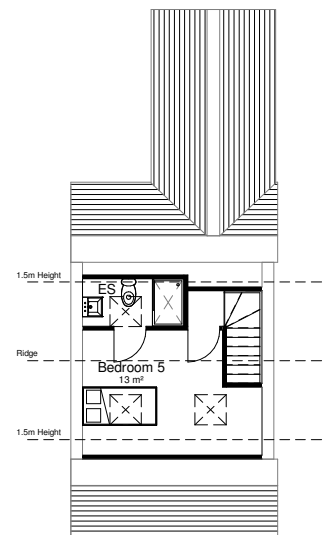
A loft conversion is proposed to increase the available space for residents. The loft will be converted into additional bedrooms with suitable lighting, ventilation, and fire safety measures in compliance with building regulations.



Proposed Ground Floor



Proposed First Floor



Proposed Loft

Appearance

The design for the conversion will respect the existing character of the property, maintaining the external appearance and architectural integrity of the building. The proposed loft conversion will be in keeping with the scale and design of similar conversions in the area. The roof profile will not be significantly altered, only rooflights will be added and the materials used will match the existing construction to ensure that the changes are subtle and harmonious with the street scene.

Internally, the layout will be reconfigured to provide sufficient communal areas and private bedrooms while ensuring adequate natural light and ventilation for all rooms. The loft conversion will be designed to provide a functional living space without compromising headroom or light quality.

Impact

The change of use from a C3 Dwelling House to a C4 HMO will not result in an overconcentration of HMOs in the area. The property is located in a predominantly residential area where houses have turned into flats and HMO's, and the proposed conversion will be in line with the character of the area. The loft conversion will not result in any negative visual impact on the surrounding properties, as it will be discreet and in keeping with the existing roofline. No overlooking or loss of privacy is anticipated as a result of the proposed works and no external appearance is altered.

Access

Access to the property will remain unchanged, with the front door providing access to the entrance hall, and the rear garden offering access to shared external spaces.

The site is located in an area with good access to public transport, including bus routes and tram stops nearby. Given the availability of public transport and some parking space available, no additional off-street parking will be provided or is considered necessary for the proposed change of use.

The site also benefits from pedestrian access to local amenities, reducing the need for private vehicle use.

Conclusion

The proposed change of use from a C3 Dwelling House to a C4 House in Multiple Occupation with a loft conversion is considered to be appropriate for the site and the surrounding area.

The development will not have an adverse impact on the local community or the character of the area and will provide much-needed housing for multiple occupants. We believe that the design and proposed alterations are in accordance with the principles of good design, sustainability, and accessibility, and we respectfully request approval for the planning application.

