

Introduction

This Planning and Design Statement has been prepared on behalf of Ascot Ltd in support of an application relating to the full refurbishment, internal reconfiguration, basement conversion and loft conversion, with rear pitched dormers, at the vacant former Fuldass Hotel, to allow for this property to function once again. It is currently derelict and unusable.

The Statement should also be read in conjunction with the Drawings Package prepared by Gold Sketch Studios.

Site and Surroundings

The site relates to Nos 144-146 Bury Old Road. The site was previously occupied as Fuldass Kosher Hotel (with two self-contained residential apartments at ground floor) before falling vacant in 2023. The hotel comprises 29 rooms with a capacity of 48 person

The site comprises a vacant four-story building (including basement and roof space) within a terrace of similar properties. The terrace contributes to the area's architectural character, though the building's detailing is more prominent at the front.

The site includes a single vehicular access and parking for five vehicles. To the rear is a separate, vacant plot (historically part of the hotel's curtilage) with planning permission for six apartments.

The surrounding area is primarily residential, with a mix of detached apartment buildings (3-5 stories) and some semi-detached houses.

The site enjoys excellent transport links (GMAL rating 7), being near tram and bus stops, as well as the cycle network. Cheetham Hill Shopping Centre is nearby, offering various amenities. The site is within the Crumpsall Lane Conservation Area and is in Flood Zone 1.

Planning History

Planning permission (ref 139500/FO/2024) was granted on October 24, 2024, for a three-story apartment building with six flats, parking, and landscaping on the vacant land behind the former Fuldass Hotel. The council approved the application, stating that the development would effectively use the site, diversify local housing, and is suitably located near amenities and existing housing, following the local development pattern.

Proposal

This application seeks planning permission to revitalise the currently derelict and unusable buildings. Significant investment and extensive refurbishment are required to restore the property to a functional, compliant, and modern hotel. Project viability hinges on maintaining a similar occupancy capacity to the existing 48 beds/occupants.

Whilst some current rooms accommodate three beds, the redevelopment aims to provide spacious single and double rooms, each with en-suite facilities, consistent with modern hotel standards. To achieve a financially viable project and optimise room layout and provision, a loft conversion with modest rear pitched dormers, including a change of roof shape; and a basement conversion with light wells are proposed. These alterations will enable a capacity of 45 occupants, in 24 bedrooms, as detailed in the accompanying drawings. This occupancy level is crucial to justify the redevelopment and ensure its long-term success.

Conclusion

In conclusion, this application seeks to bring the currently derelict and unusable former Fuldas Hotel back into beneficial use as a modern and compliant hotel. The proposed full refurbishment, internal reconfiguration, and basement and loft conversions are essential to achieving this aim. These works will enable the provision of high-quality, en-suite single and double rooms, catering to modern expectations. Maintaining a comparable occupancy to the site's previous use, through the carefully considered design and proposed alterations, is crucial for the project's financial viability and long-term success.

The development is located within a sustainable and accessible location, close to public transport, amenities, and existing residential development, aligning with local planning patterns. This application represents a significant investment in the site, revitalizing a prominent building within the Crumpsall Lane Conservation Area and contributing positively to the local economy and housing offer.