

**Ward:** Bury East - Redvales

Item 02

**Applicant:** Mrs Lauren Cohen

**Location:** Rostrevor Hotel, 146-148 Manchester Road, Bury, BL9 0TL

**Proposal:** Change of use from hotel (C1) to 2 no. 9 bedroom (single occupancy) HMOs (Sui Generis)

**Application Ref:** 69735/Full

**Target Date:** 02/08/2023

**Recommendation:** Approve with Conditions

### **Description**

The application site is the Rostrevor Hotel on Manchester Road, opposite Manchester Road Park. It comprises an imposing four-storey building (3 floors and a Basement), which is the combination of No.148 (Rostrevor) and No.146 (Belgrave) Manchester Road. The application site was historically built as two large semi-detached dwellings with single storey outriggers. The use of the property has been in use as a Hotel since at least 1995.

The application site is located on Manchester Road, which is predominantly residential, with Manchester Road Park directly opposite, and Holly Cross College and Sixth Form college diagonally opposite.

The Property was constructed in 1895 in red brick with white sash windows framed with stone heads and cills. The most prominent and attractive original features of the building are the bay fronted windows on the ground and first floor of the front elevation and the design details of the front elevation. The main entrance is accessed via a set of steps at the front facing Manchester Road. In addition, there are two access doors on the rear elevation.

To the rear of the building are two separate garden areas, bin stores and a private car park providing twelve car parking spaces (arranged in tandem), accessed from Back Manchester Road West, an adopted road.

The building is considered to be a non-designated heritage asset given its local importance as a historical building. The property is identified on the Council's draft list of non-designated Heritage Assets.

The proposal seeks to re-create the two properties, and have 9 bedrooms within each of the properties, therefore 18 bedrooms (single occupancy) in total. External changes are proposed to the rear outrigger of the outrigger associated with 146 Manchester Road, relocating a doorway in the side elevation of its single storey outrigger to serve the kitchen areas, rather than the proposed living room area.

The plans have been amended during the course of the application to retain the ground floor patio doors on the rear elevation and also amendments have been made to the rear car park to provide a safer parking area which allows refuse bins to be moved freely through the car park on collection days.

### **Relevant Planning History**

#### Rostrevor Hotel

09230/79: Additional use of premises for catering for functions, conference and similar type meetings - Refused, 15 March 1980

#### 146 Manchester Road

01142/74: Conversion of House into 4 Flats - Approved, 24 April 1975

05074/77: Change of use, flats to guest house - Approved with Conditions, 10 November 1977

148 Manchester Road

04980/77: Change of use, house to guest house. Approved with Conditions, 10 November 1977

**Publicity**

The proposals have been advertised by Site Notices posted to the front and rear of the application site and all surrounding neighbours have been notified by letter.

4 representations have been received raising the following objections:

- Asserts that approval of such applications to turn properties in to HMO's is the return of slum housing.
- Concerned that there is insufficient parking for at least 18 new residents within the area and that this will cause a significant issue to residents.
- Questions how parking will be managed.
- Concerned that a historic local building will lose much of its original features and character in the conversion to a large HMO.
- Asserts that there is not the need nor want for this development in this area
- Notes there is at least one HMO directly behind the property

**Statutory/Non-Statutory Consultations**

**Adult Care Services** - No comments or observations received.

**Traffic Section** - No objections, subject to the car park and bin storage being installed as per the amended plans.

**Conservation Officer** - No objections.

**Environmental Health - Pollution Control** No comments or observations received.

**Greater Manchester Police - designforsecurity** - No comments or observations received.

**Waste Management** - No objections, subject to the refuse storage provision being provided in accordance with the amended plans.

**Housing - Public Protection** - No comments or observations received.

**The Coal Authority** - No comments or observations received.

**Pre-start Conditions** - Not applicable.

**Unitary Development Plan and Policies**

H1/2 Further Housing Development

H2/4 Conversions

EN1 Built Environment

EN1/1 Visual Amenity

EN1/2 Townscape and Built Design

HT5/1 Access For Those with Special Needs

SPD11 Parking Standards in Bury

SPD13 Conversion of Buildings to Houses in Multiple Occupation

NPPF National Planning Policy Framework

**Issues and Analysis**

The following report includes analysis of the merits of the application against the relevant

policies of both the National Planning Policy Framework (NPPF) and the adopted Bury Unitary Development Plan (UDP) together with other relevant material planning considerations. The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP Policy will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

#### Principle of Development

The application site is a commercial property, currently run as a Hotel, the Rostrevor Hotel that falls within the Use Class C1 (Hotels). The applicant is looking to purchase the property and change it into two 9 bedroom properties for housing in multiple occupation (HMO) purposes.

The Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. Use Class C4 (Houses in multiple occupation) is limited to houses with no more than six residents. Therefore, houses in multiple occupation with more than six residents, as is the case here, become a 'sui generis' use, which requires planning permission.

There are no local or national planning policies preventing the loss of the commercial use of this property.

In terms of converting the property into a HMO use, the National Planning Policy Framework (NPPF) sets out the governments' objective of significantly boosting the supply of homes in all kinds of size and tenures. With regard to HMOs, the conversion of large houses into flats or bedsits can make an important contribution to the local housing stock and can utilise space more efficiently.

UDP Policy H1/2 of the Unitary Development Plan (UDP) states that the Council will have regard to various factors when assessing a proposal for residential development, including whether the proposal is within the urban area, the availability of infrastructure and the suitability of the site, with regard to amenity, the nature of the local environment and the surrounding land uses.

Taking account of the above, the application site is within the boroughs urban area, on a main transport route that is within walking distance of the town centre, Bus Stops and the Tram Station, and is therefore suitably located for new housing. The proposed development is therefore acceptable in principle subject to the other matters raised within UDP Policy H1/2 and UDP Policy H2/4 (Conversions) and other relevant Local Plan Policies.

The requirements of the relevant UDP policies and Supplementary Planning Documents will be discussed throughout this report.

#### Impact on Heritage Asset(s)

The property dates from about 1910 and is considered to be a Non-Designated Heritage Asset (NDHA). It is a fine example of a late Victorian, early Edwardian, town house. It is largely unaltered externally and contributes to the strong group value of the row which forms an attractive group of properties that are considered to be a NDHA which all have the same appearance.

Paragraph 203 of the National Planning Policy Framework (NPPF) states that the effect on an application on the significance of a non-designated heritage asset should be taken into account in determining the application. It further states:

*"In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset"*

The chief aspect of significance is the architectural interest of the front elevation and the decoration of the front elevation and decoration of the stairs and hall and the front rooms of the historic property. The rear outrigger is of the least significance, which would have been in-fitting with the staff quarters and the 'working' side of the property.

Officers note local residents concerns about the loss of internal historic features of the property. Whilst Officers share these concerns, internal works to unlisted buildings do not constitute development and can thus be undertaken without planning permission. Therefore, there are no justified reasons to resist the application on this basis.

Notwithstanding this, the submitted Heritage Assessment states that the proposal retains the architectural detail to the historic fittings in the entrance way, hall stairs and front rooms on the ground floor, indicating the higher significance of these rooms, which include staircases, moulded cornices, dado rails, door cases and moulded skirtings. In order to comply with fire regulations as a Hotel, partitions were installed at the top of the stairways, at the back of the hallways and, to provide fire protection, 'doorways behind doorways' were installed to the principal rooms on the ground floor.

This application proposes to remove the modern partition installations without causing damage to the historic walls and features. The application proposes to reinstate the dividing wall that existed between nos. 146 and 148. Modern walls within the property include the ensuite bathroom walls, most of which are to remain in situ.

Overall, internal alterations and changes to the original layout of the building are proposed to be kept to a minimum to ensure original features would not be removed or damaged as part of the proposed works.

Turning to the external works proposed, the submitted plans indicate the garden area at the frontage of the property would be retained and maintained as existing and that no changes are proposed to the front elevation of the existing property.

To the rear elevation, the proposal seeks permission to re-position a doorway in the side elevations of the outrigger facing no. 146 Manchester Road serving the proposed kitchen areas in that part of the existing property. This proposed doorway is considered to be a minor alteration which would not cause significant harm to this non-designated heritage asset, and provided the repositioned doorway is given a stone head and cill would appear as a sympathetic additions. A stone head and cill for this re-positioned doorway can be secured by a recommended planning condition.

The ground floor of this and neighbouring properties all have the same openings which are therefore a historical feature of this group of properties. As initially submitted the application proposed to change the rear ground floor double door openings into windows, which would have detracted from the rear elevation of this locally listed building(s). Officers have therefore secured amendments to the rear elevation of the property to ensure the existing ground floor openings on the rear elevation of the building(s) are retained so the appearance of the rear elevation of the property is retained.

The rear tarmaced car park will be retained as part of the proposals and laid out more formally than exists to include car parking, parking for powered two-wheel vehicles and bicycles.

Turning to local residents' concerns about the loss of internal historic features of the property, whilst Officers share residents concerns; internal works to unlisted buildings can be undertaken without planning permission, and therefore the Council has no jurisdiction over the proposed internal works and therefore there are no justified reasons to resist the application on this ground.

Based on all of the above, the proposals would maintain the appearance of the building(s).

The proposed doorway within the rear outrigger of no. 146 is considered to be a minor alteration which can be undertaken sympathetically and therefore harm to the non-designated heritage asset would be minimal.

### Proposed Conversion

UDP Policy H2/4 recognises that the conversion of buildings to HMOs can, in some cases, raise issues such as parking, residential amenity and impact on character and appearance of an area. This policy states that applications for the conversion of a building into a house of multiple occupation will be considered with regard to the following:

- the effect on the amenity of neighbouring properties through noise, visual intrusion, the
- position of entrances, impact of parking areas, extensions and fire escapes;
- the general character of the area and the existing concentration of flats
- the amenity of occupants;
- the effect on the streetscene of any changes to the external appearance of the building;
- car parking and servicing requirements.

This policy is further supported by Supplementary Planning Document 13: 'Conversion of Buildings to Houses in Multiple Occupation' (SPD13) that seeks to ensure that proposals for HMOs do not have a detrimental effect on the amenity of surrounding residents through noise, visual intrusion, the position of entrances, impact of parking areas, extensions and fire escapes.

### *Effect on Neighbouring Properties*

SPD 13 states that the Council will seek to avoid proposals that would lead to loss of neighbouring occupants' privacy.

Rear elevations of properties on Inman Street overlook the application site and are within 20m of the application site. This separation distance will ensure no direct overlooking of occupiers of Inman Street would occur.

Nos. 144 Manchester Road is located to the north of the application site. No. 150 Manchester Road is located to the south of the application site. Both neighbouring properties are within residential use (Class C3). The proposed doorways in the single storey outriggers would have an outlook into each of the neighbouring rear outriggers. The creation of a doorway in the side of each of the outriggers next to the existing window openings would not cause materially worse overlooking to both neighbouring occupiers. The proposal is therefore considered to accord with UDP Policy H2/4 and SPD13 in relation to its effect on neighbouring properties.

### *Effect on Street Scene and the Character of the area*

UDP Policies EN1/1 (Visual Amenity), EN1/2 (Townscape and Built Design) and H2/4 (Conversions) are relevant in the determination of this planning application. These require all proposals to be sympathetic to the host building, the street scene and the character of the area in which properties are set.

The property is visible from Manchester Road, Manchester Road Park, and the street that runs along the rear of the property, the rear of properties on Inman Street and from neighbouring properties.

No changes are proposed to the front of the property. The rear elevations of the building(s) would also be retained. The proposed new doorways in the side elevations of the outbuildings could be incorporated into the building sympathetically.

The front garden area facing Manchester Road is to be retained.

For the above reasons, the proposal is considered to accord with the above-mentioned UDP policies.

In terms of the proposals impact on the character of the area and the concentration of HMO properties (Policy H2/4), there is a 6-bed HMO on Inman Street located to the north-west of the site on the street at the rear which representations have made reference too. A 7-bed HMO is also present at no. 221 Manchester Road which is located approximately 400m to the south of the application site. Officers therefore conclude that the proposal would not result in an over concentration of HMO development and therefore the proposal accords with this aspect of UDP Policy H2/4.

#### *Car parking and servicing requirements*

UDP Policy HT2/4 (Car Parking and New Development) states the Council will require all applications for development to make adequate provision for their car parking and servicing requirements in accordance with the Council's car parking standards set out in SPD11 - 'Parking standards in Bury'.

Paragraph 124 of the NPPF states planning policies and decisions should support development that makes efficient use of land, taking into account, amongst other things, the availability and capacity of infrastructure and services and the scope to promote sustainable travel modes that limit future car use.

The site is located on the A56 Manchester Road, a main transport road running through the borough which can accommodate abnormal loads. Bus stops are located approximately 100m to the north of the site and 150m to the south of the site. The application site is also located approximately 700m from Bury Town Centre.

The proposed development would provide 7 parking spaces to the rear of the property. One of the car parking spaces which could be used as a disabled parking space, 2 - Two Wheel Powered Vehicles parking bays, 8 cycle parking spaces. and 8 x 1100 litre refuse bins, 4 of which would be for general refuse with 4 dedicated to the two streams of recycling operated by the Council.

The Rostrevor Hotel is an existing Hotel. The existing car park contains 12 No. parking spaces on the car parking area to the rear of the property. However, they are not laid out or are of the size to meet the Parking requirements set out within SPD11. Officers have therefore worked with the applicant to ensure the proposed development would provide 7 parking spaces which accord with the size requirements laid out in SPD11. One of the parking spaces proposed could also accommodate provision for people with special needs, in accordance with the requirements of UDP Policy HT5/1.

Concerns have been raised over the under provision of car parking being proposed at this site. However, given the highly accessible location of the site on a main transport route, close to Bury Town Centre and the Bus and Tram interchange, it is considered that future occupants of the development would not need to rely on the private car to access basic services, amenities and work, which will limit future car use.

The proposed development also provides sufficient refuse storage provision which will be manoeuvred through the car park on collection days. A condition is recommended to ensure this refuse storage provision proposed is in place prior to occupation of either of the HMO's.

Overall, the site is located within a sustainable/ highly accessible location which has access to sustainable travel modes and Bury Town Centre. It is therefore suitable for the development proposed and thus accords with the above-mentioned local and national policies.

#### *Amenity of Future Occupants*

All residential development should accord with the minimum space standard requirements laid out in the nationally prescribed Space Standards. The bedrooms and bathroom proposed accord with the nationally prescribed space standards and all bedrooms, including the two proposed in the Basement area are all served with natural light, by

windows. The number of bedrooms have also been reduced from 20 bedrooms in total to 18 bedrooms in total. This amended proposal provides a larger communal area on the ground floor of the properties, with the creation of a Lounge area adjacent to the kitchen-diner, which will benefit the amenity of future occupants and their well-being of the development.

The property also provides outside amenity areas to the front and rear of the building, as well as dedicated refuse storage provision, and parking provision for a range of transport modes.

Overall, Officers conclude that as amended, the proposed development would provide a satisfactory level of amenity for future occupiers of the proposed development.

#### Conclusion

The proposed development to use this property as 2 x 9 bedroom (single occupancy) Houses in Multiple Occupation is acceptable given the sites highly accessible location and close location to public transport connections and the services and amenities within Bury Town Centre and that the location around the application site is not overly concentrated by other HMO developments.

The proposed development would also retain and be sympathetic to the external character and appearance of the property, a non-designated heritage asset, subject to a condition requiring suitable stonework around the new doorways on the rear outrigger.

The proposal also provides safe and sufficient parking provision, in light of the availability of public transport within close proximity of the site and provides a parking space which would allow people with special needs to access the development.

Overall, subject to the amended plans and the recommended planning conditions, the proposals accord with all aforementioned local and national planning policies. It is therefore recommended that the application be approved.

#### **Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015**

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

**Recommendation:** Approve with Conditions

#### **Conditions/ Reasons**

1. The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.

2. This permission relates to the following plans:

Drawing no. Location Plan - HM Land Registry Title Plan  
Drawing no. 01 Rev. 03: Existing and Proposed Site Plans

Drawing no. 01 Rev. 05: Landscaping Plan

Drawing no. 01 Rev. 01: Proposed Floor Plans

Drawing no. GF-01 - 01 Rev. 03: Proposed Areas and Dimensions - Ground Floor

Drawing no. FF-01 - Rev. 03: Proposed Areas and Dimensions - First Floor

Drawing no. 2F-01 - 01 Rev. 03: Proposed Areas and Dimensions - Second Floor

Drawing no. BM-01 - 01 Rev. 03: Proposed Areas and Dimensions - Basement

Drawing no. EL02 - 01: Proposed Front Elevation

Drawing no. EL-04 - 01 Rev. 4: Proposed Rear Elevation

Drawing no. EL06 - 01 Rev. 02: Proposed Right Elevation

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Bury Unitary Development Plan and the National Planning Policy Framework.

3. Notwithstanding any details shown on the approved plans and the requirements of condition 2 [Approved Plans] of this permission, no conversion works shall take place until details of all windows and doors (including both new and replacement openings) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include their design, materials (including sill and lintel treatments and stone surrounds), finishes, colour treatment, reveals and opening profile. The windows and doors shall be installed in accordance with the duly approved details before any of the bedrooms hereby approved are first occupied, and shall be retained as such thereafter.

Reason: To ensure use of appropriate materials which are sympathetic to the character of the building, a non-designated heritage asset. and its surroundings in the interests of visual amenity in accordance with the requirements of Policy EN1/1 and EN1/2 of the Bury Unitary Development Plan and the National Planning Policy Framework.

4. The car parking, two-wheel motorised vehicle parking, and cycle parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the development hereby approved being occupied and shall be retained as such thereafter.

Reason. To ensure adequate off street car parking provision, servicing and manoeuvring in the interests of highway safety pursuant to Policy HT2/4 - 'Car Parking and New Development' of the Bury Unitary Development Plan and the National Planning Policy Framework.

5. Within three months of any conversion works first taking place, a scheme for the provision of the enclosure of the bin storage areas shown on Drawing ref no. SP-01 01 Rev. 03 shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the height, design and materials of the bin stores. The bin stores shall be constructed in accordance with the duly approved scheme and made available for use before any of the bedrooms within the houses in multiple occupations hereby approved are first occupied, and retained as such thereafter.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse in the interests of the amenity of future occupiers and to ensure the appropriate

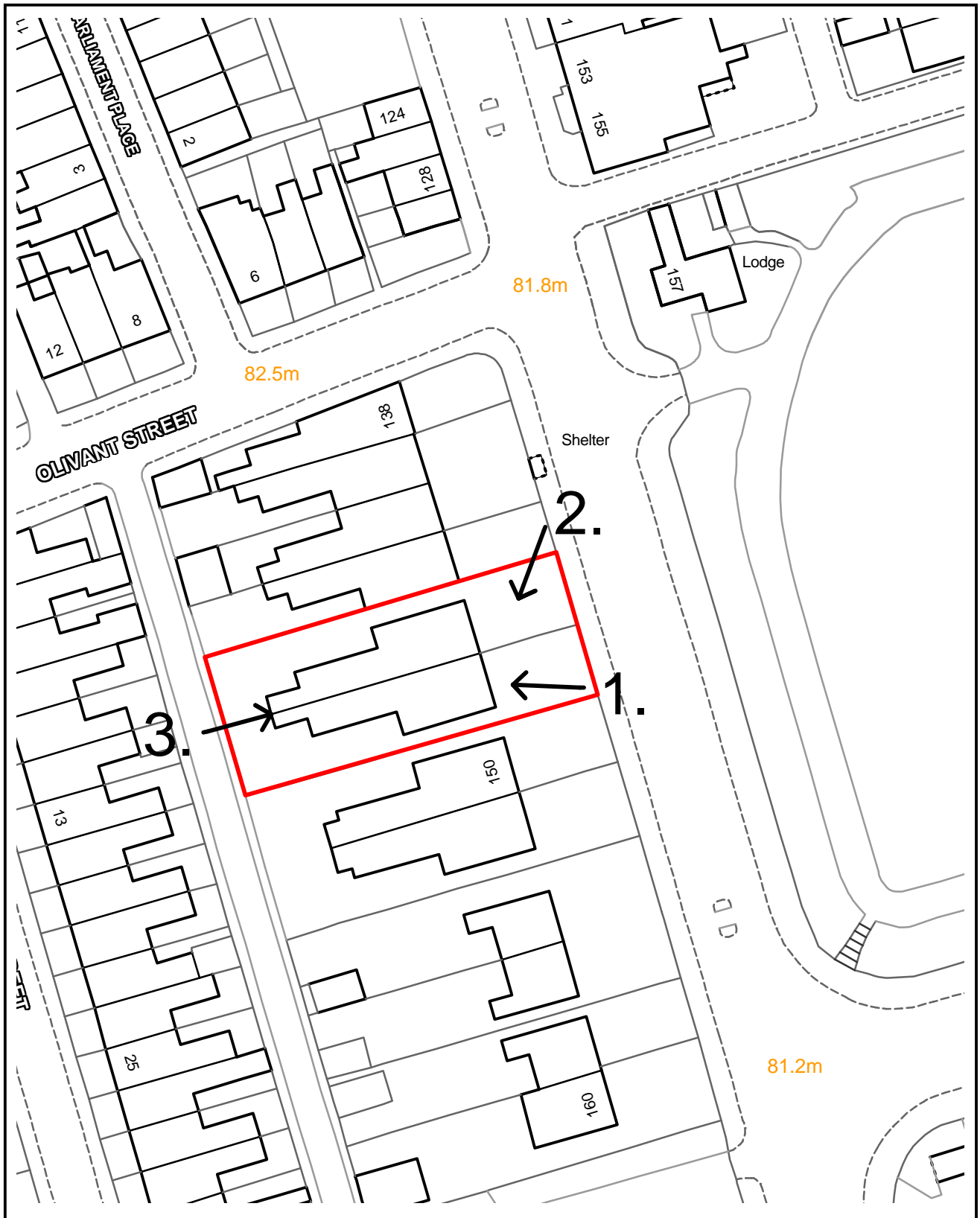


design of the refuse storage facilities within the site in accordance with the requirements of Policy H2/4 of the Bury Unitary Development Plan and the National Planning Policy Framework.

6. Before the re-positioned door proposed on the north elevation of the rear outrigger, as shown on Drawing no. EL06 - 01 Rev. 02, is installed, details of its design, material and construction, of the natural stone head and cill, in the form of scale drawings and material samples/specifications, shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed heads and cill details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the historic building, in accordance with the principles of the National Planning Policy Framework.

For further information on the application please contact **Claire Booth** on **0161 253 5396**



**PLANNING APPLICATION LOCATION PLAN**

**APP. NO 69735**

**ADDRESS: Rostrevor Hotel 146-148 Manchester Road  
Bury**



Planning, Environmental and Regulatory Services

(C) Crown Copyright and database right (2015). Ordnance Survey 100023063.

69735

Photo 1



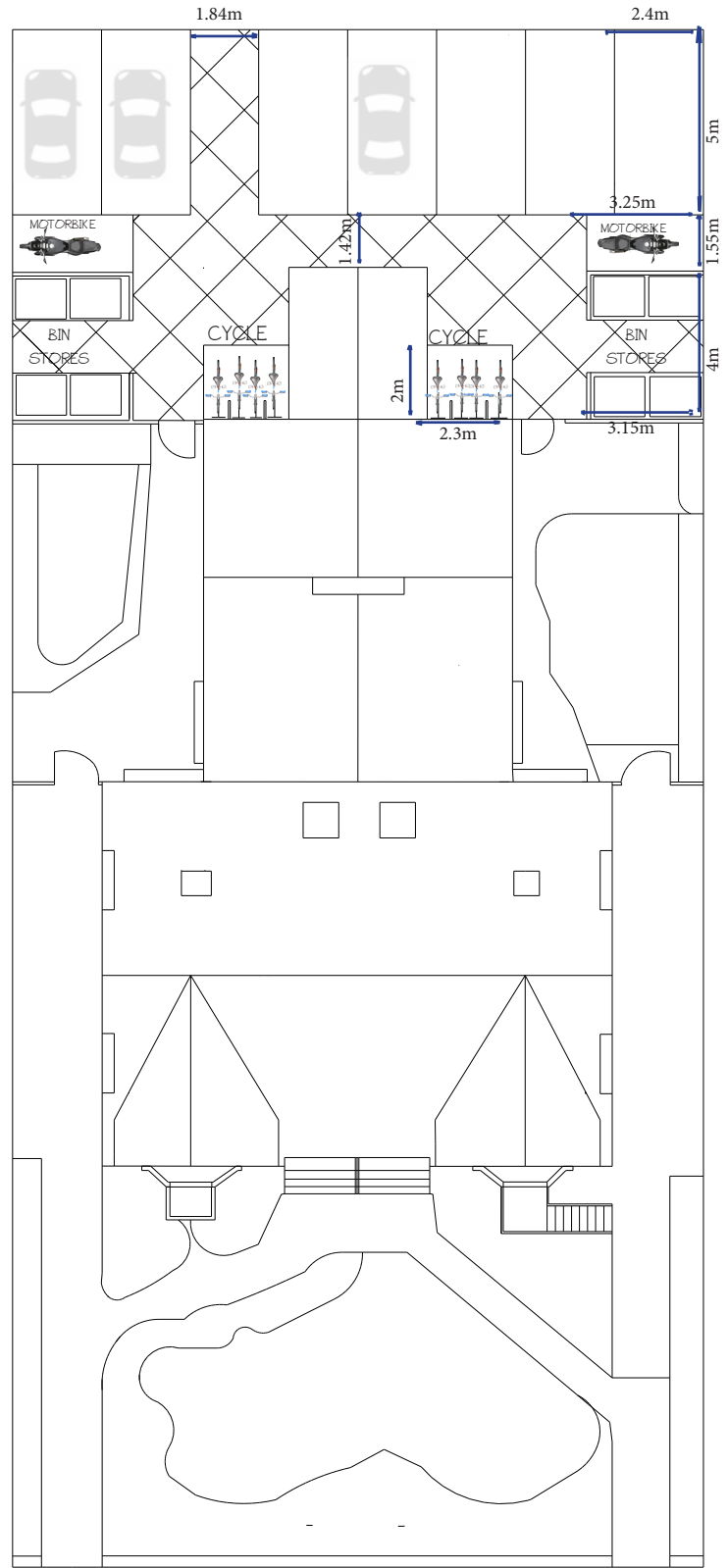
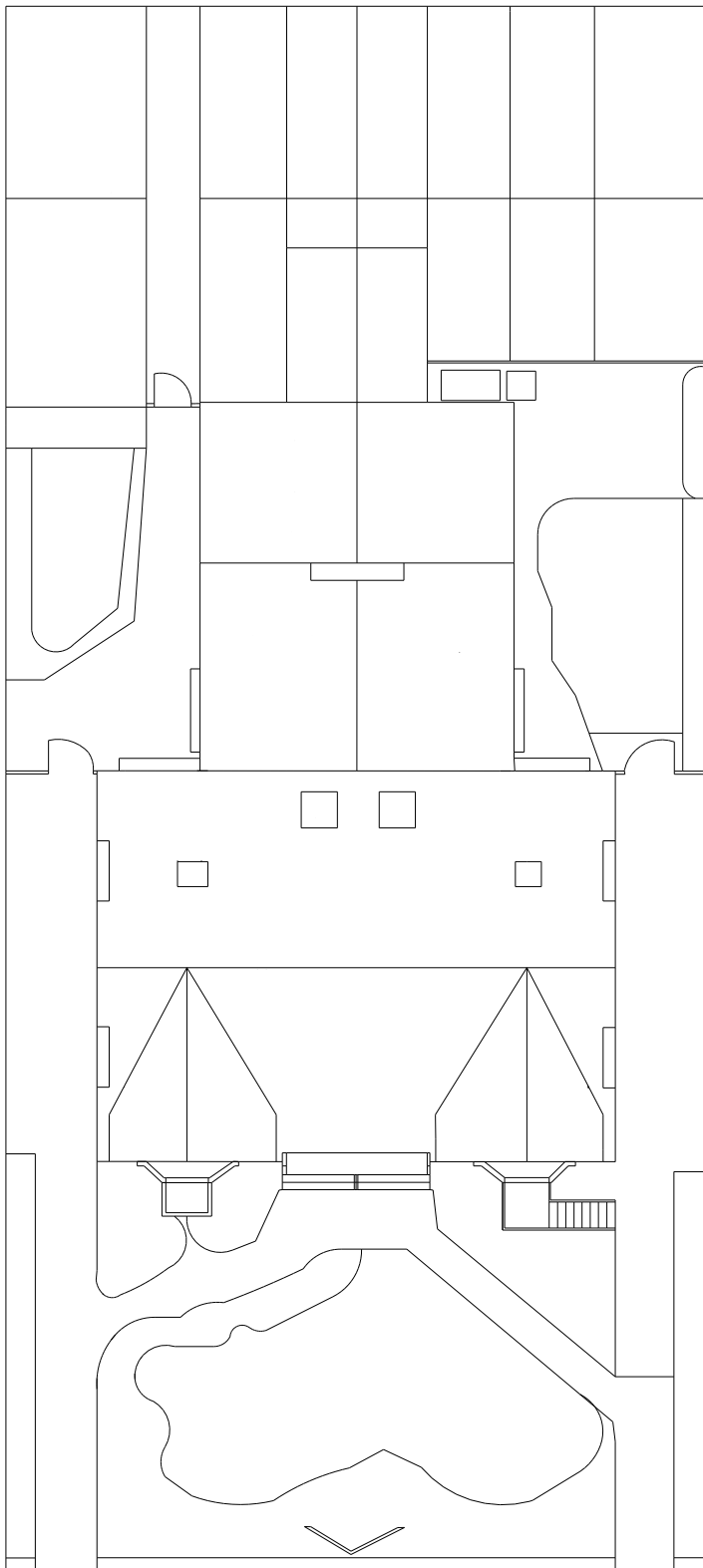
Photo 2



69735

Photo 3





↑  
V STACK HOTEL SIGNAGE

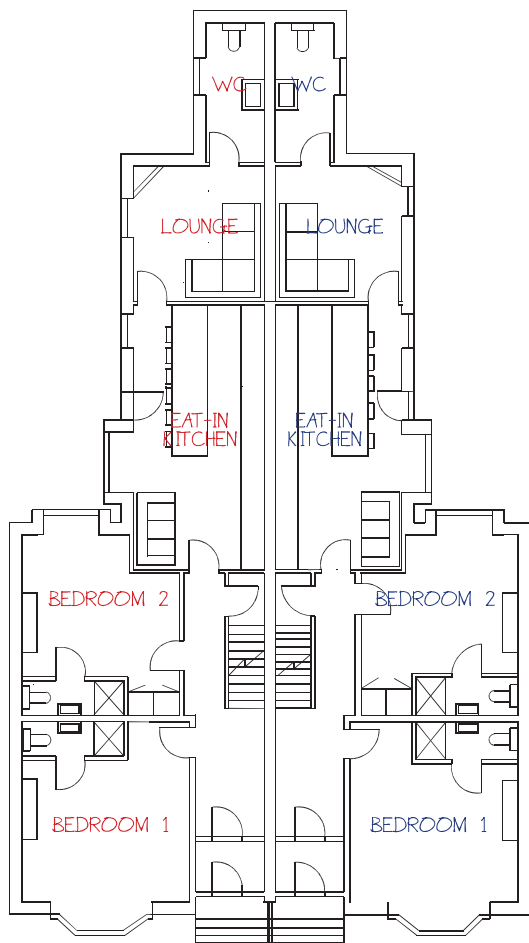
**1** EXISTING  
1:200

**2** PROPOSED  
1:200

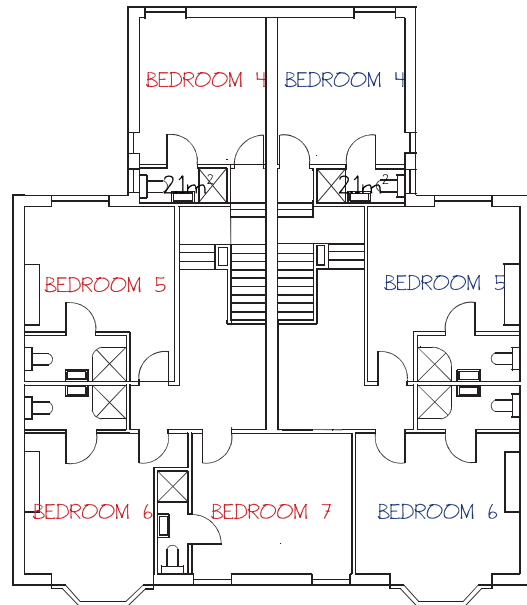
- 7 x CAR PARKING SPACES (2.4m x 5m)
- 8 x SECURE BIKE STORAGE WITH COVERED CANOPY (2.3m X 2m)
- 2 x MOTORBIKE SPACES (3.25m X 1.55m)
- 8 X 1100 LITRE WHEELIE BINS (1.08m X 1.37m)

- GRASS
- HEDGES
- PAVING
- BUSHES / BORDER PLANTS
- TARMAC

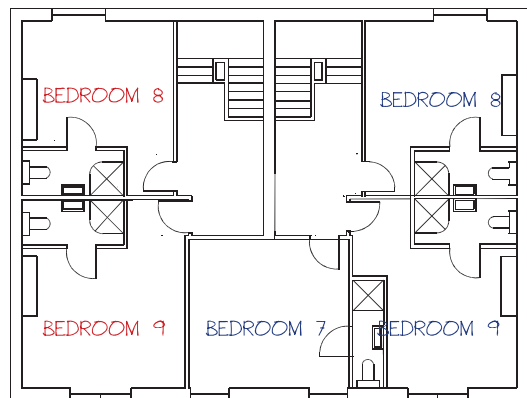
PROJECT ADDRESS		
146 & 148 MANCHESTER ROAD, BURY, BL9 0TL (CURRENTLY ROSTREVOR HOTEL)		
TITLE		
EXISTING & PROPOSED SITE PLANS		
PROJECT NO.	DRAWING NO.	REV
SP-01	01	03
SCALE	DATE	DRAWN BY
SCALE @ #H	27/07/23	LC
<small>© COPYRIGHT ALL RIGHTS RESERVED. THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION. ALL DIMENSIONS RELATIVE TO THIS DRAWING TO BE CHECKED ON SITE. DESIGNS TO BE CHECKED FOR ANY DISCREPANCIES. THESE HEIGHT LEVELS MUST BE VERIFIED BEFORE WORK COMMENCES. THIS DRAWING MUST BE CHECKED AGAINST ANY OTHER STRUCTURAL/SPECIALIST DRAWINGS/PROFILES. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNLESS ISSUED FOR CONSTRUCTION. ALL DIMENSIONS ON THIS DRAWING ARE IN METRES UNLESS OTHERWISE STATED.</small>		



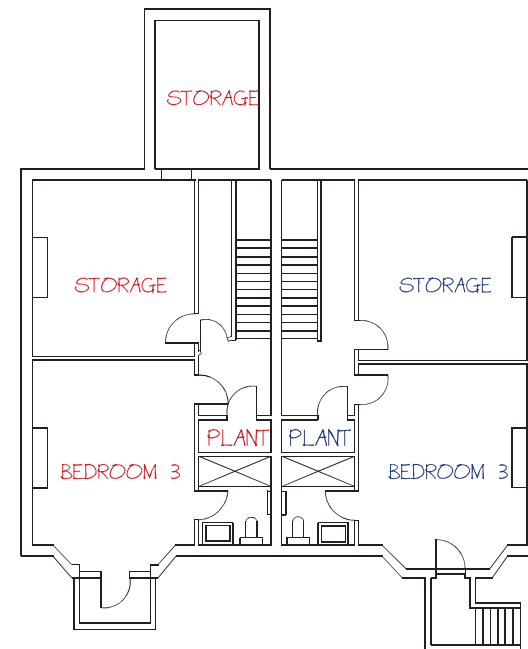
**1** **GROUND FLOOR**  
1:200 PROPOSED



**2** **FIRST FLOOR**  
1:200 PROPOSED

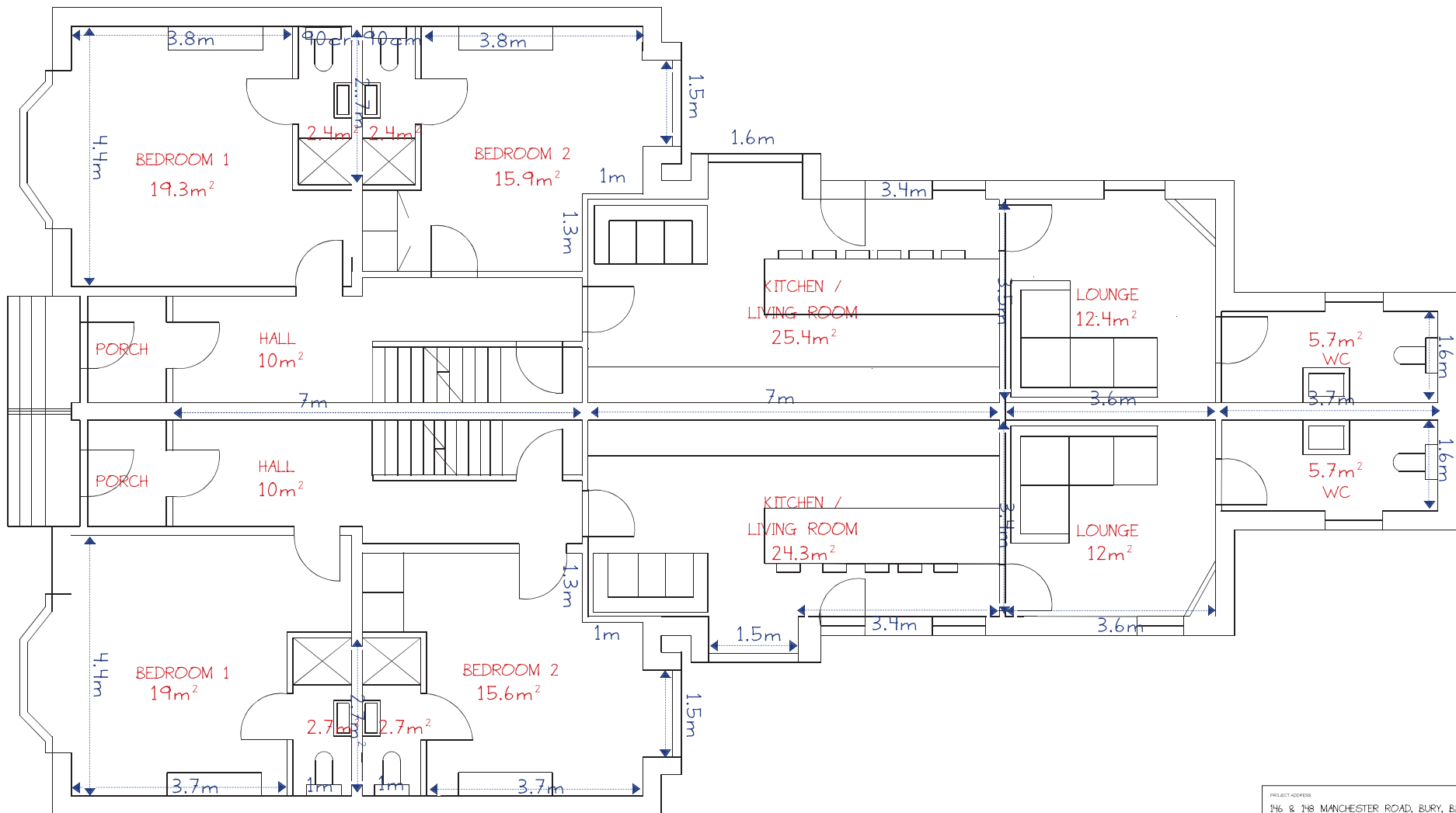


**3** **SECOND FLOOR**  
1:200 PROPOSED



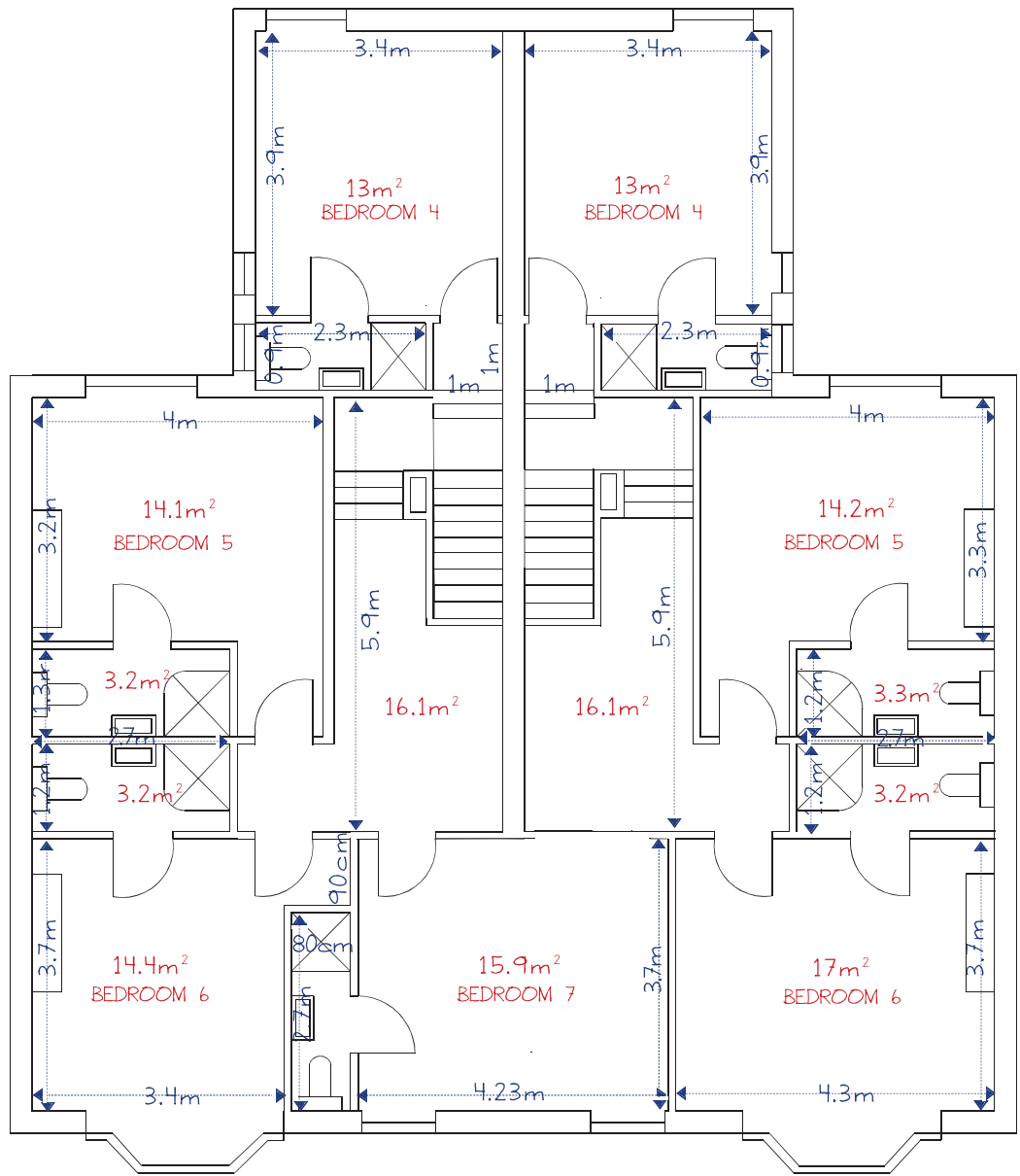
**4** **BASEMENT**  
1:200 PROPOSED

PROJECT ADDRESS		
116 & 118 MANCHESTER ROAD, BURY, BL9 0TL (CURRENTLY ROSTREVOR HOTEL)		
THE PROPOSED FLOORPLANS		
PROJECT NO.	DRAWING NO.	REV
PF-01	01	01
SCALE	DATE	DRAWN BY
SCALE © A1	15/07/23	LC
<small>         COPYRIGHT © ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROPOSED FLOORPLANS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROPOSED FLOORPLANS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROPOSED FLOORPLANS.       </small>		



**1** GROUND FLOOR  
PROPOSED | 1:100

PROJECT ADDRESS		
116 & 118 MANCHESTER ROAD, BURY, BL9 0TL (CURRENTLY ROSTREVOR HOTEL)		
THE PROPOSED AREAS & DIMENSIONS - GROUND FLOOR		
PROJECT NO.	DRAWING NO.	REV
GF-01	01	03
SCALE	DATE	DRAWN BY
SCALE @ A1	15/07/23	LC
<small>         COPYRIGHT AND ALL RIGHTS RESERVED. THIS DRAWING IS NOT BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY OTHER ASPECTS OF THE PROJECT. THE ARCHITECT'S SERVICES ARE PROVIDED ON AN "AS IS" BASIS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY OTHER ASPECTS OF THE PROJECT. THE ARCHITECT'S SERVICES ARE PROVIDED ON AN "AS IS" BASIS.       </small>		



**ROOM SIZES  
(BEDROOMS: INCLUDING ENSUITES)**

BEDROOM 1	21.8m <sup>2</sup>	BEDROOM 1	21.6m <sup>2</sup>
BEDROOM 2	18.3m <sup>2</sup>	BEDROOM 2	18.3m <sup>2</sup>
BEDROOM 3	27.1m <sup>2</sup>	BEDROOM 3	27.3m <sup>2</sup>
BEDROOM 4	15.2m <sup>2</sup>	BEDROOM 4	15.1m <sup>2</sup>
BEDROOM 5	17.3m <sup>2</sup>	BEDROOM 5	17.5m <sup>2</sup>
BEDROOM 6	17.7m <sup>2</sup>	BEDROOM 6	20.2m <sup>2</sup>
BEDROOM 7	18.8m <sup>2</sup>	BEDROOM 7	19.3m <sup>2</sup>
BEDROOM 8	17.5m <sup>2</sup>	BEDROOM 8	17.5m <sup>2</sup>
BEDROOM 9	17.9m <sup>2</sup>	BEDROOM 9	18m <sup>2</sup>
KITCHEN	25.4m <sup>2</sup>	KITCHEN	24.3m <sup>2</sup>
LOUNGE	12.5m <sup>2</sup>	LOUNGE	12m <sup>2</sup>
TOTAL	210m <sup>2</sup>	TOTAL	211m <sup>2</sup>

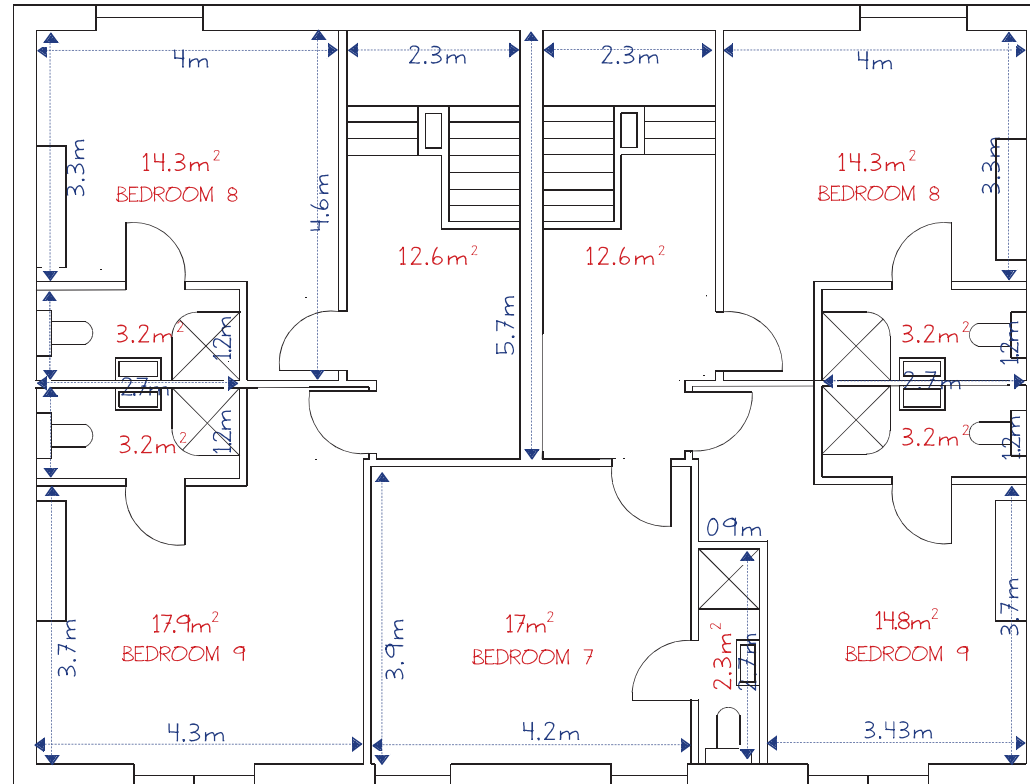
**1** FIRST FLOOR  
PROPOSED | 1:100

PROJECT ADDRESS		
116 & 118 MANCHESTER ROAD, BURY, BL9 0TL (CURRENTLY ROSTREVOR HOTEL)		
THE PROPOSED AREAS & DIMENSIONS - FIRST FLOOR		
PROJECT NO.	DRAWING NO.	REV
FF-01	01	03
SCALE	DATE	DRAWN BY
SCALE © AH	15/07/23	LC
<small>           COPYRIGHT © ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY OTHER ASPECTS OF THE PROJECT. THE ARCHITECT'S SERVICES ARE PROVIDED ON AN "AS IS" BASIS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY OTHER ASPECTS OF THE PROJECT. THE ARCHITECT'S SERVICES ARE PROVIDED ON AN "AS IS" BASIS.         </small>		



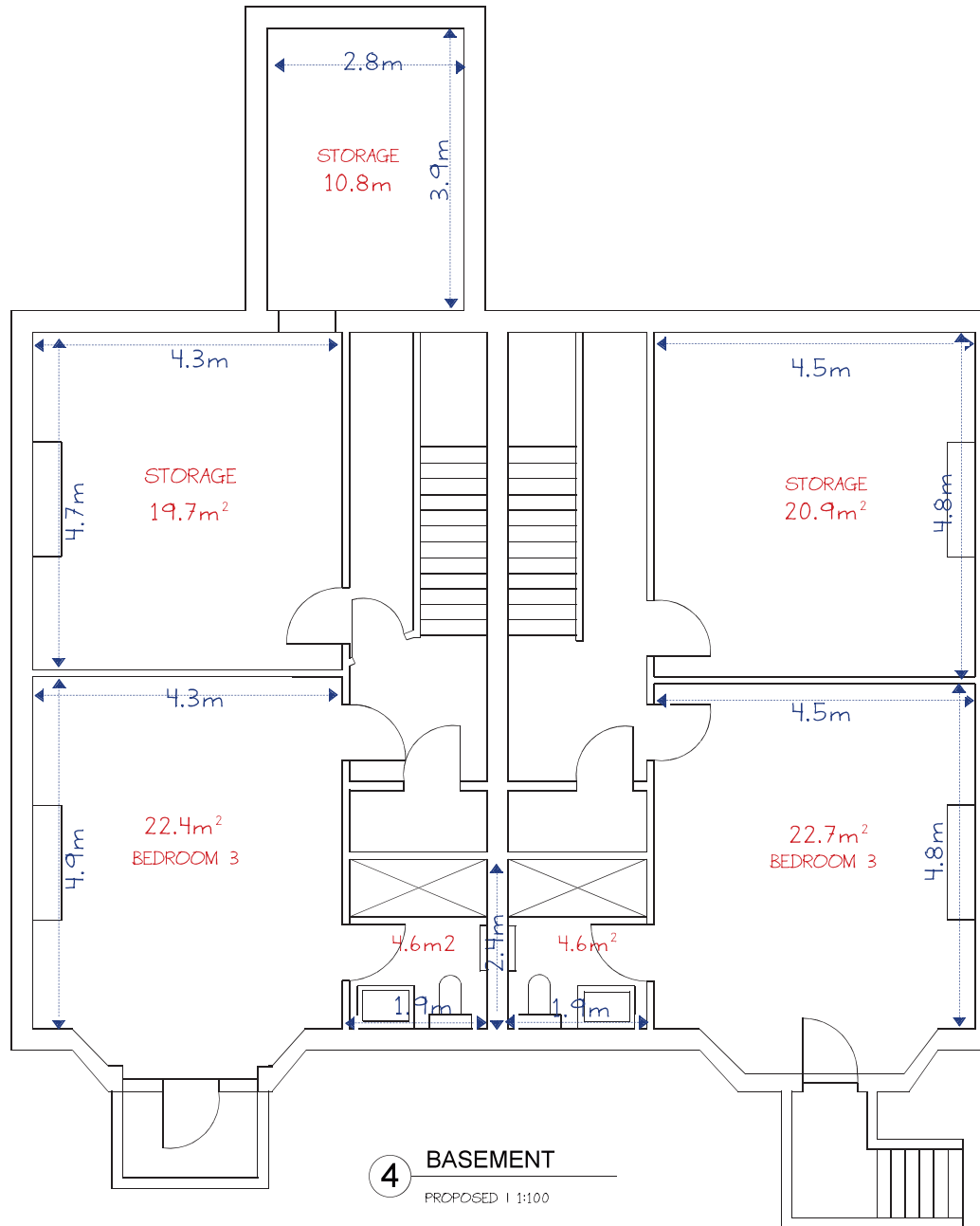
**ROOM SIZES**  
(BEDROOMS: INCLUDING ENSUITES)

BEDROOM 1	21.8m <sup>2</sup>	BEDROOM 1	21.6m <sup>2</sup>
BEDROOM 2	18.3m <sup>2</sup>	BEDROOM 2	18.3m <sup>2</sup>
BEDROOM 3	27.1m <sup>2</sup>	BEDROOM 3	27.3m <sup>2</sup>
BEDROOM 4	15.2m <sup>2</sup>	BEDROOM 4	15.1m <sup>2</sup>
BEDROOM 5	17.3m <sup>2</sup>	BEDROOM 5	17.5m <sup>2</sup>
BEDROOM 6	17.7m <sup>2</sup>	BEDROOM 6	20.2m <sup>2</sup>
BEDROOM 7	18.8m <sup>2</sup>	BEDROOM 7	19.3m <sup>2</sup>
BEDROOM 8	17.5m <sup>2</sup>	BEDROOM 8	17.5m <sup>2</sup>
BEDROOM 9	17.9m <sup>2</sup>	BEDROOM 9	18m <sup>2</sup>
KITCHEN	25.4m <sup>2</sup>	KITCHEN	24.3m <sup>2</sup>
LOUNGE	12.5m <sup>2</sup>	LOUNGE	12m <sup>2</sup>
TOTAL	210m <sup>2</sup>	TOTAL	211m <sup>2</sup>



**1 SECOND FLOOR**  
PROPOSED | 1:100

PROJECT ADDRESS		
116 & 118 MANCHESTER ROAD, BURY, BL9 0TL (CURRENTLY ROSTREVOR HOTEL)		
THE PROPOSED AREAS & DIMENSIONS - SECOND FLOOR		
PROJECT NO.	DRAWING NO.	REV
2F-01	01	03
SCALE	DATE	DRAWN BY
SCALE © AH	15/07/23	LC
<small>           © COPYRIGHT ALL RIGHTS RESERVED. THIS DRAWING IS NOT BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE WORKS OF ARCHITECTURE AND DESIGN ONLY. THE ARCHITECT DOES NOT ACCEPT RESPONSIBILITY FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORKS OR SERVICES. THE ARCHITECT'S LIABILITY IS LIMITED TO THE WORKS OF ARCHITECTURE AND DESIGN ONLY. THE ARCHITECT DOES NOT ACCEPT RESPONSIBILITY FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORKS OR SERVICES.         </small>		



### ROOM SIZES (BEDROOMS: INCLUDING ENSUITES)

BEDROOM 1	21.8m <sup>2</sup>	BEDROOM 1	21.6m <sup>2</sup>
BEDROOM 2	18.3m <sup>2</sup>	BEDROOM 2	18.3m <sup>2</sup>
BEDROOM 3	27.1m <sup>2</sup>	BEDROOM 3	27.3m <sup>2</sup>
BEDROOM 4	15.2m <sup>2</sup>	BEDROOM 4	15.1m <sup>2</sup>
BEDROOM 5	17.3m <sup>2</sup>	BEDROOM 5	17.5m <sup>2</sup>
BEDROOM 6	17.7m <sup>2</sup>	BEDROOM 6	20.2m <sup>2</sup>
BEDROOM 7	18.8m <sup>2</sup>	BEDROOM 7	19.3m <sup>2</sup>
BEDROOM 8	17.5m <sup>2</sup>	BEDROOM 8	17.5m <sup>2</sup>
BEDROOM 9	17.9m <sup>2</sup>	BEDROOM 9	18m <sup>2</sup>
KITCHEN	25.4m <sup>2</sup>	KITCHEN	24.3m <sup>2</sup>
LOUNGE	12.5m <sup>2</sup>	LOUNGE	12m <sup>2</sup>
TOTAL	210m <sup>2</sup>	TOTAL	211m <sup>2</sup>

**4** BASEMENT  
PROPOSED | 1:100

PROJECT ADDRESS  
116 & 118 MANCHESTER ROAD, BURY, BL9 0TL  
(CURRENTLY ROSTREVOR HOTEL)

THE  
PROPOSED AREAS & DIMENSIONS - BASEMENT

PROJECT NO.	DRAWING NO.	REV.
BM-01	01	03

SCALE	DATE	DRAWN BY
SCALE © AH	15/07/23	LC

© COPYRIGHT ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE WORKS OF ART AND DESIGN ONLY. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE WORKS OF ART AND DESIGN ONLY. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS.



1 FRONT ELEVATION  
1:100 PROPOSED

PROJECT ADDRESS		
146 & 148 MANCHESTER ROAD, BURY, BL9 0TL (CURRENTLY ROSTREVOR HOTEL)		
TITLE		
PROPOSED FRONT ELEVATION		
PROJECT NO.	DRAWING NO.	REV
EL-02	01	02
SCALE	DATE	DRAWN BY
SCALE © AH	14/07/23	KO
<small>           COPYRIGHT © ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY OTHER ASPECTS OF THE PROJECT. THE ARCHITECT'S SERVICES ARE PROVIDED ON AN "AS IS" BASIS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY OTHER ASPECTS OF THE PROJECT. THE ARCHITECT'S SERVICES ARE PROVIDED ON AN "AS IS" BASIS.         </small>		



1

**RIGHT ELEVATION**  
1:100 PROPOSED

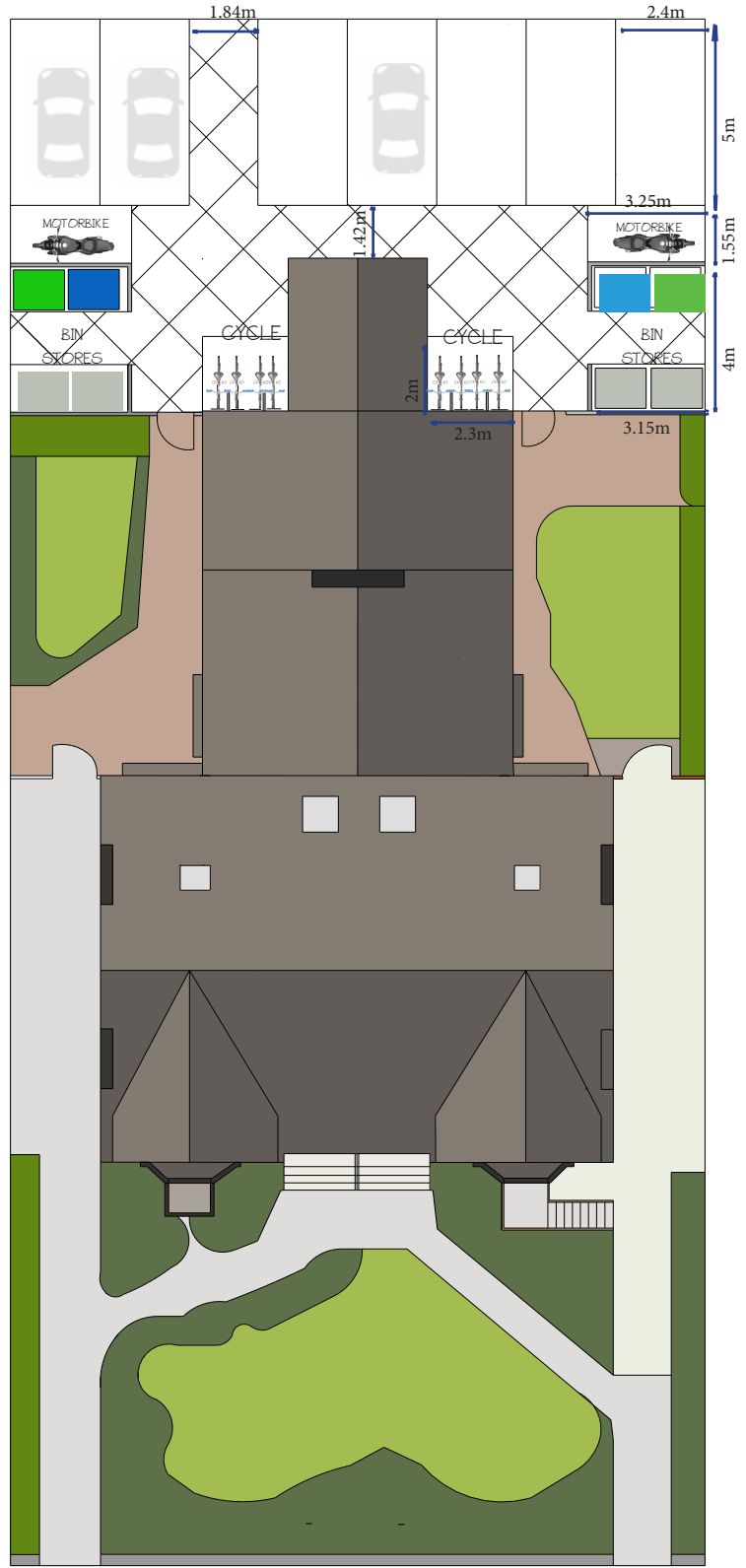
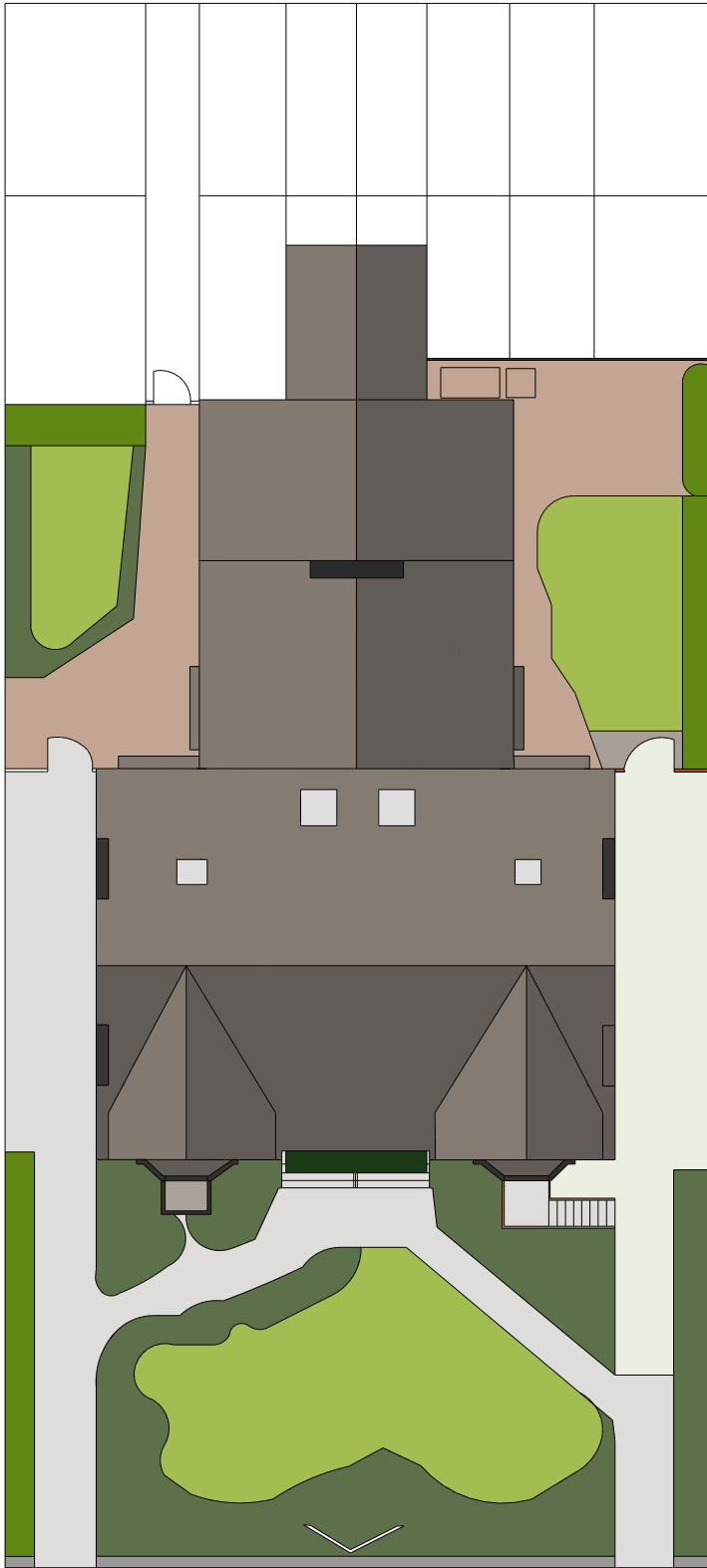
PROJECT ADDRESS		
146 & 148 MANCHESTER ROAD, BURY, BL9 0TL (CURRENTLY ROSTREVOR HOTEL)		
THE PROPOSED RIGHT ELEVATION		
PROJECT NO.	DRAWING NO.	REV
EL-06	01	02
SCALE	DATE	DRAWN BY
SCALE @ A1	14/07/23	L.C.
<small>           COPYRIGHT © 2023. ALL RIGHTS RESERVED. THIS DRAWING IS A NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER MATTER. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS.         </small>		



1

**REAR ELEVATION**  
1:100 PROPOSED

PROJECT ADDRESS		
146 & 148 MANCHESTER ROAD, BURY, BL9 0TL (CURRENTLY ROSTREVOR HOTEL)		
TITLE		
PROPOSED REAR ELEVATION		
PROJECT NO.	DRAWING NO.	REV
EL-04	01	03
SCALE	DATE	DRAWN BY
SCALE @ A1	14/08/23	KD
<small>© COPYRIGHT ALL RIGHTS RESERVED. THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION. ALL DIMENSIONS RELATIVE TO THIS DRAWING TO BE CHECKED ON SITE. DESIGNS TO BE NOTIFIED OF ANY DISCREPANCIES. DIMENSIONS MUST BE VERIFIED BEFORE WORK COMMENCES. THIS DRAWING MUST BE CHECKED AGAINST ANY OTHER STRUCTURAL/SPECIALIST DRAWINGS PROVIDED. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNLESS IS SAID FOR CONSTRUCTION. ALL DIMENSIONS ON THIS DRAWING ARE IN MILLIMETRES (UNLESS OTHERWISE STATED).</small>		





↑  
V STACK HOTEL SIGNAGE

**1** EXISTING  
1:200

**2** PROPOSED  
1:200

- 7 x CAR PARKING SPACES (2.4m x 5m)
- 8 x SECURE BIKE STORAGE WITH COVERED CANOPY (2.3m X 2m)
- 2 x MOTORBIKE SPACES (3.25m X 1.55m)
- 8 X 1100 LITRE WHEELIE BINS (1.08m X 1.37m)

-  GRASS
-  HEDGES
-  PAVING
-  BUSHES / BORDER PLANTS
-  TARMAC

PROJECT ADDRESS		
146 & 148 MANCHESTER ROAD, BURY, BL9 0TL (CURRENTLY ROSTREVOR HOTEL)		
TITLE		
LANDSCAPING PLAN		
PROJECT NO.	DRAWING NO.	REV
LAP-01	01	05
SCALE	DATE	DRAWN BY
SCALE @ #H	27/07/23	LC
<small>© COPYRIGHT ALL RIGHTS RESERVED. THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION. ALL DIMENSIONS RELATIVE TO THIS DRAWING TO BE CHECKED ON SITE. DESIGNS TO BE NOTICED OF ANY DISCREPANCIES. THESE INVERT LEVELS MUST BE VERIFIED BEFORE WORK COMMENCES. THIS DRAWING MUST BE CHECKED AGAINST ANY OTHER STRUCTURAL/SPECIALIST DRAWINGS/PROVIDED. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNLESS BUILT FOR CONSTRUCTION. ALL DIMENSIONS ON THIS DRAWING ARE IN METRES UNLESS OTHERWISE STATED.</small>		