

**Ward:** Bury West - Elton

Item 04

**Applicant:** Mr Khan

**Location:** 147-155 Walshaw Road, Bury, BL8 1NH

**Proposal:** Change of use from residential care home (Class C2) to 13 no. bedroom (single occupancy) house in multiple occupation (HMO) (Sui Generis) with associated works

**Application Ref:** 70343/Full

**Target Date:** 12/02/2024

**Recommendation:** Approve with Conditions

**Description**

The proposal relates to the former Elizabeth House residential care home located on the south side of Walshaw Road, close to the junction with Harvey Street. The property was originally built as a terrace of 5no. dwellings in the 1980's. It has been extended with a small conservatory and there is a private rear garden, beyond which there is a car park accessed from an adopted cobbled (unnamed) street, that is shared with 3 dwellings backing onto it at Harvey Street, providing approximately 11 informal parking spaces. The site is surrounded on all sides by residential dwellings.

The site most recently operated as a 14 bed care home for elderly adults. However, the operator went into administration and a buyer could not be secured and the property subsequently ceased to operate as a care facility.

Change of use from residential care home (Class C2) to 13 no. bedroom (single occupancy) house in multiple occupation (HMO) (Sui Generis) with associated works. In summary, the accommodation would comprise:

At ground floor

- 4no. bedrooms (all with en suite w.c);
- 2no. kitchens;
- 2no. dining areas (in one 34 sq.m. room);
- 2no. lounges areas (in one 29.5 sq.m. room) with conservatory;
- 2no. kitchens;
- 1no. w.c. (independent of any bedroom);
- 2no. bathroom/shower rooms (1no. fully accessible) (independent of any bedroom).

First floor

- 9no. bedrooms (all with en suite w.c);
- 4no. shower rooms (1no. fully accessible) (independent of any bedroom);
- 1no. accessible w.c. (independent of any bedroom).

All the bedrooms utilise existing bedrooms. The existing lift would be retained and there are 3no. stairways.

Externally, no alterations are proposed to the building. The car park would be extended partially into the existing rear garden and would be set out to provide 9no. vehicle parking spaces for the proposed HMO (retaining 4no. spaces for the dwellings on Harvey Street. Cycle storage is proposed through the installation of Sheffield stands within the

The submission is supplemented with a supporting statement that provides greater detail on the type of accommodation to be provided. It notes that HMO's are increasingly used as a home of choice for many people and that they offer the residents flexibility and affordability.

The building benefits from a lift and all entry points are fully accessible. It states that it would provide spacious and high quality rooms, all with en-suite facilities, shared shower rooms, 2no. kitchens and large communal areas and garden.

It states that the applicant successfully operates HMO's in other parts of Bury and acknowledges that the proposal would require a HMO licence, noting that the proposed accommodation exceeds the required HMO licensing standards

Since the original submission, minor amendments have been made in relation to cycle and bin storage and the parking extents and layout of the car park.

### **Relevant Planning History**

20646: Change of use of 5 dwellings (Class C3) to residential institution (Class C2). Approved 17/03/1988.

### **Publicity**

Direct neighbour notification letters sent 20/12/2023 to 91 properties.

### **Objections**

125 representations have been received raising objections that can be summarised as follows:

#### Access, highways and parking provision

Insufficient parking on the site (only 9 spaces for 13 occupants) and the surrounding streets and routes are already congested. The extra traffic associated with the development would be detrimental being close to a junction.

Parking would need to be provided at the rate of 1 to 2 spaces per room, which is not possible.

#### Character of the area

A HMO is not in keeping with the character of the area and would diminish and imbalance the strong sense of community in this family orientated residential area. The area is already overpopulated.

There would be a large turnover of occupants with no interest in local community.

#### Amenity

##### *Impacts on neighbouring amenity*

The building overlooks the gardens of the houses, which causes concerns for privacy.

Impacts of noise and litter.

If permission is granted and the HMO is for rehabilitating or rehoming people (e.g drugs, crime, immigrants) then we would have to reconsider where we live.

Increased noise from residents

##### *Occupier's amenity*

Having so many single people using shared facilities will no doubt cause tensions.

#### Community safety

How will the property owner manage noise levels, visitors to the property, potential disruptive or anti-social behaviour, crime and drug use. Criminals could occupy the HMO.

The property could be used as a bail hostel or for migrants, creating fear in the neighbourhood.

There are many families with young children that live in this area and the safety and wellbeing of children is of utmost importance. Along with the children that attend the local schools, nurseries and local park.

The building over-looks the gardens of the houses that back directly onto the rear of the site, which causes concerns of safety.

There are already too many HMO's in the area which have brought extra crime to the area.

#### Impact on infrastructure

The occupants would place further demand on GP/dental practices/schools/social services, in an already over-populated area.

#### Other matters

Retention of the care facility, affordable family and social housing (for which there is a shortage of) or flats should be provided at the site.

This has all been done in the an underhanded way. Former occupants of Elizabeth House were forced to re locate, with huge impacts on health and well being, the staff and families reached out to the council for help and got nothing back in return

No information is provided regarding who would be occupying or their backgrounds.

Concerns about the management and upkeep of the building.

Existing properties in the area would be devalued.

There is a lack of need for a development of this type in the area.

The applicant's existing HMO's generate problems.

The proposal is primarily for financial gain.

### **Comments**

#### Councillor C Morris

##### Use

The applications provide no details of the types of tenancy that would be provided. The comments I've received from residents and those I have read express anxiety that the use of the building is not in keeping with a residential area for families. While I would not wish to make presumptions about the tenants of such a development, I think some degree of reassurance about the type of tenancy and the market that this development will seek to serve would be welcome. While not all HMOs and HMO tenants are problematic, some most certainly are.

##### Licensing

the private rented sector enforcement team has said the following: "The property would require a high level of management to limit anti-social behaviour and ensure there were no accumulations of refuse both within and external to the property."

Seeks clarification on management plans, responsibility, enforcement thereof, is it a planning concern?

Residents are concerned about the potential for anti-social behaviour and clearly this is something that is recognised by the council as being a potential risk with a change of use of this nature. This is probably the single biggest concern that residents have - is the possibility of anti-social behaviour, as acknowledged by the council's private rented enforcement team a material planning consideration?

## **Statutory/Non-Statutory Consultations**

**Traffic Section:** No objection, subject to conditions relating to the turning/manoeuvring of vehicles, the provision of vehicle parking spaces/cycle storage and bin storage.

**Greater Manchester Police - designforsecurity:** Comments will be reported in the Supplementary Report.

**Environmental Health - Private Rented Sector Enforcement Team:** No objection.

The proposal would fall within the scope of the of the house in multiple occupation (HMO) licensing regime and a licence would be required (as it would be for 5 or more occupants). A fire risk assessment would need to be undertaken as a requirement of the HMO licence.

**Waste Management:** No objection. Bins would need to be put out for collection and returned to the bin store as a refuse collection vehicle would not be able to access the site due to the lack of space.

The proposed site would only be entitled to the collection of the same capacity of general waste as a normal large domestic household (480l) through our domestic waste offering. However, they would almost certainly need more and this would be classed as chargeable commercial waste, which the management company would need to arrange. In our experience premises this size would usually have between 1100 and 2200l general waste capacity and between 660l and 1100l recycling capacity.

**Pre-start Conditions** - Not relevant.

## **Unitary Development Plan and Policies**

H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/4	Conversions
HT2/4	Car Parking and New Development
HT6/2	Pedestrian/Vehicular Conflict
SPD13	Conversion of Buildings to Houses in Multiple Occupation
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, including relevant policies in the emerging Places for Everyone Joint Development Plan.

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.

## **ASSESSMENT**

### **Fall-back position & uses not requiring planning permission**

In planning terms, the use of the current property falls into Use Class C2. This means that any of the uses listed within Use Class C2 can be undertaken from that property without the need to apply for planning permission from the Council and without local input.

It is noted that objections raise a concern about the potential of the property being used as a bail hostel type facility. Planning Use Class C2 - Residential institutions, includes, but is not limited to, residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres. Thus, under the current lawful planning use class a bail hostel or an operation to care for released offenders and/or asylum seekers could be undertaken *without* a requirement for planning permission.

### **Places for Everyone**

The Places for Everyone Joint Development Plan Document (PfE) is a joint plan covering nine of the ten Greater Manchester districts, including Bury, and is intended to provide the overarching framework to strategically manage growth across the boroughs.

PfE was submitted to the Government for examination in February 2022 and this marked the start of the independent examination into the plan, the final stage in the plan making process.

The Inspectors have now concluded their examination of the plan and have issued their findings and recommendations in their Inspectors' Report which was received on 14 February 2024. In that report the Inspectors conclude that all legal requirements have been met and that with the recommended main modifications set out in the Appendix of their report, the Places for Everyone Joint Development Plan Document satisfies the requirements referred to in Section 20(5)(a) of the 2004 Act and is sound.

The next step is for all nine PfE Councils to consider the Inspectors' recommendations and adoption of the Plan. Currently, it is anticipated that these Council meetings will be held between 28 February and 20 March 2024, with Bury Council due to consider this on 20 March.

If it is agreed by all nine Council's, Places for Everyone will become a key part of Bury's statutory development plan.

Given the advanced stage in the preparation of PfE, it is already considered reasonable that the Plan (as proposed to be modified) should be given significant weight in the decision-making process in line with paragraph 48 of the National Planning Policy Framework and full weight will be given to the policies once the Plan is adopted.

Consequently, the principle of this application has been considered against PfE (as proposed to be modified). However, the principle of this proposal does not give rise to any conflict with PfE policies.

### **Principle of Development**

The lawful use of the application site is as a residential care home (a community facility), which falls within Use Class C2 (Residential Institutions).

There are no local or national planning policies preventing the loss of community facilities.

For clarification, a house in multiple occupation is a form of housing tenure, where occupants live together forming more than one household (i.e. where facilities such as kitchen, bathroom or bathrooms are shared with other tenants). Given that the premises would be a large HMO, this would be a sui generis use in planning terms i.e. not falling within any use class.

The National Planning Policy Framework (NPPF) should be treated as a material planning consideration and it emphasises the need for local planning authorities to boost the supply of housing to meet local housing targets in both the short and long term. The conversion of buildings into residential use can make an important contribution to the local housing stock and can utilise vacant or underused space more efficiently.

Policy H1/2 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.

The site is located within the urban area, surrounded by established residential areas and immediately adjacent to routes well served by public transport and to facilities, goods and services. As such, the site is the most sequentially preferable for the release of land for housing. Thus, the principle of the development is acceptable, subject to consideration of the subsequent matters.

UDP Policy H2/4 - Conversions, has specific regard to effects on amenity of neighbouring properties, general character of the area, amenity of occupants, effects from external changes on the street scene and car parking and servicing requirements. This is supported by SPD 13 - The Conversion of Buildings to Houses in Multiple Occupation, that seeks to ensure that properties are of a sufficient size to accommodate the proposals and are large enough to offer satisfactory levels of accommodation for future residents. This document also seeks to ensure that HMO's are located in suitable locations.

It is noted that in planning terms, SPD 13 groups both 'shared houses' (as set out in the proposed development) and residential care homes (the existing lawful use of the property) under the general umbrella term of HMO accommodation. SPD 13 is rather dated in absolute terms (adopted in May 2007) and in some of the assumptions expressed (e.g. HMO's tend to attract residents in their teens and twenties, who by their nature can be a little more energetic than older people, leading to a more active social life in the evenings). However, the general factors against which proposals should be assessed at UDP Policy H2/4 remain relevant.

### **Impact on neighbouring residential amenity**

The objections concerning impacts upon residential amenity are set out above. Many of these raise a concern about the background of future occupants, which is not a material planning consideration.

Thereafter, objections raise concerns in relation to the potential for noise nuisance, loss of privacy by overlooking, anti-social behaviour, general criminality and safeguarding of children issues.

SPD 13 states that the Council will seek to ensure that HMO, wherever possible, are generally limited to up to 10 bed spaces, within semi-detached or detached properties, as limiting the size would pose fewer management problems. However, in October 2018, the HMO licensing regime, which covers matters relating to management, came into being

The existing building is detached and set within generous private grounds. The former (lawful) use as a residential care home could be occupied by up to 14 residents with further care and support staff. The property would not be extended. The proposed use would not therefore introduce habitable room windows that would project closer to existing or future neighbouring properties. The garden grounds could be used by occupants of the proposed HMO in the same manner as the lawful residential care use (or any other use falling under the C2 use class - see above). and so would not have any greater impacts on neighbouring residential amenity than would the lawful or potential permitted uses.

The response from GM Police will be reported in the Supplementary Report.

In terms of residential amenity, the proposal is therefore considered to be acceptable and thus complies with UDP Policy and guidance relating to HMO's.

A HMO licence, which would be required, considers matters relating to management. This is not a material planning consideration.

### **Character of the Area and concentration of flats (HMO's)**

UDP Policy H2/4 does not specify what would constitute an over-concentration of flats or HMOs. SPD 13 states that an undue concentration of such uses can cause amenity problems such as noise or an increase in on-street car parking.

According to the Bury register of licensed HMO's, there are no registered HMO's identified within the locality of the site i.e. within 500m (there may be unregistered HMO's that do not need either planning permission or a licence). On this basis, it is not considered that the proposed development would contribute to an over-concentration of HMOs within the area, in particular to an extent that would have an adverse effect on the character of the area.

### **Layout and Design (including amenity for future occupants)**

No external alterations requiring planning permission are proposed (other than a minor addition to the car park area to facilitate the reconfiguration of the car park and a cycle storage area).

Internally, the proposal would provide 4 ground floor and 9 first floor bedrooms of between 8.6 sq.m. and 14.3 sq.m., all of which would have en-suite toilet facilities. There would be 6 shared shower/bath rooms between 13 bedrooms. For communal use, there would be two kitchens, two dining areas, two lounge areas and a conservatory all accessed from a central corridor. All would satisfy or exceed HMO licensing standards (noting that compliance with such standards is not a material planning consideration), with 7no. exceeding the single occupancy standard and 6 exceeding the double occupancy standard. Whilst not applicable to large HMO's, all bedrooms would also exceed the nationally described space standards (NDSS) (for single occupancy, as proposed). Overall, the internal layout of the development would provide satisfactory living accommodation for future occupiers.

The objective of the proposal is to provide good quality accommodation with generous associated facilities (for single occupancy of each bedroom, as noted in the description of the development above). As such, the bedroom sizes would far exceed the minimum HMO standard of 6.5 sq.m. or the NDSS standard of 7.5 sq.m.

Externally, the garden area would provide ample space for refuse storage, general amenity and bicycle storage.

Given the above, the proposal is considered to accord with the requirements of UDP Policies H2/4 and EN1/2.

### **Access and highway safety**

There is no specific car parking/cycle storage standards for HMO's in SPD11 Parking Standards in Bury. SPD 13 gives some general advice. It states that parking and road safety issues will be important considerations when assessing a planning application and any proposal that is considered to have a detrimental impact on highway safety or harm to amenity will not be permitted.

HMO's are best located in sustainable areas well served by public transport and close to amenities, services and facilities, which can reduce the demand for vehicle ownership, and hence parking. In this regard, the application site is in a highly accessible location and within walking distance of bus stops on Walshaw Road and Tottington Road (with frequent bus services between Tottington and Bury) local shops and other services. The site is clearly in a highly accessible area.

### **Parking provision**

The existing site layout includes parking provision for around 11 vehicles (which includes the parking for the no.s 2 - 8 Harvey Street), but it is rather informally arranged.

The proposal would retain parking for up to 8 vehicles in a reconfigured and formalised parking area, including a single accessible space. There would also be secure cycle storage provision for up to 14 bicycles.

It is generally recognised that car ownership tends to be lower for those who occupy HMO compared to other households (and particularly given the highly sustainable location of the site), as acknowledged in SPD 13. Further, SPD 11 does not specify any parking standards in relation to HMOs. In relation to the lawful use of the site, the maximum parking standard is one car parking space per 4 beds (therefore 4 spaces) and 2 motorcycle spaces.

Additionally, HMOs, when requiring planning permission, are often accommodated in larger terraced properties (for 7 or 8 occupants) with little or no off-street parking spaces, so the provision of 8 car parking spaces would be generous by comparison. It is not the case and nor could it be justified to require a car parking rate of one space per occupier.

Furthermore, the proposal would include cycle storage provision at the rate of one space per bedroom, so that occupants would have an alternative to driving, public transport and/or walking. Therefore, to substitute one use for another is unlikely to have additional impacts on parking demand in the area.

The Highway Authority considers there are no highway safety reasons to resist the proposal given the accessible location of the site.

Given the location of the site and its access to good quality public transport options and goods and services, together with the cycle storage proposed, it is considered that it would not be sustainable or justified to refuse the proposal on traffic/parking grounds.

Concerning the servicing of the site, the Council's Waste Management Service has no objection to the layout, which would necessitate collection of waste (on a commercial basis) from the entrance to the site.

Subject to the recommended planning conditions, the proposal would be acceptable and would accord with UDP policies H2/4, HT2/4 and SPD13.

## **Other matters**

### HMO standards

The consultation response sets out issues that would fall within the remit of the HMO licensing regime. These are not matters that are material to the consideration, assessment and determination of the planning application e.g. The property would require a high level of management to limit anti-social behaviour and ensure there were no accumulations of refuse both within and external to the property.

### **Response to objections**

It is considered that the above assessment has regard to many of the matters raised in the objections to the proposal.

There are also a significant number of matters raised that cannot be considered to be material to the assessment and determination of the application e.g. perceived impact on property values or the tenants.

Of the remaining issues:

*- The occupants would place further demand on GP/dental practices/schools/social services, in an already over-populated area.*

The proposal is for a HMO occupied by up to 13 people in substitute for a care facility for 14 elderly occupants.

The application has been assessed on its individual merits and against relevant local planning policies, having regard to all the comments received.



## **CONCLUSION**

There is fallback position of the lawful C2 use class and the other potential uses permitted and this has been taken into account, where relevant, in assessing the appropriateness of the proposal.

The proposal would bring back into viable long-term use a vacant property that failed to attract a replacement management company for the continuation of a residential care facility (this does not need to be demonstrated).

The above assessment demonstrates that the proposal is acceptable in principle, finds that no unacceptable impacts would pertain and that the proposal would deliver a good quality level of accommodation.

Given the above, the proposal would be compliant with the above stated UDP policies and the NPPF. Therefore, in accordance with the Section 38(6) of the Planning and Compulsory Purchase Act, the proposal merits approval.

## **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 decision relates to drawings  
Location Plan (Dwg No. SI-XX-DR-A-1000 A)  
Proposed Site Plan (Dwg No. SI-XX-DR-A-1002 D)  
Proposed External Works and Car Park Layout (Dwg No. SI-XX-DR-A-1003)  
Proposed ground floor plan (dwg no. B1-00-DR-A-2001 B)  
Proposed first floor plan (dwg no.,B1-01-DR-A-2002 B)  
and the development shall not be carried out except in accordance with the drawings hereby approved.  
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
3. The turning facilities indicated on the approved plans shall be provided before use hereby approved is commenced and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.  
Reason. To minimise the standing and turning movements of vehicles on the highway/new access road, in the interests of road safety, pursuant to policies EN1/2 and HT6/2 of the Bury Unitary Development Plan.
4. The allocated car parking and two wheel motor vehicle parking/facilities indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the use hereby approved commencing and thereafter maintained at all times.

Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

5. The bin storage arrangements to be provided within the site shall be made available for use prior to the first occupation of the development hereby approved and thereafter maintained at all times.

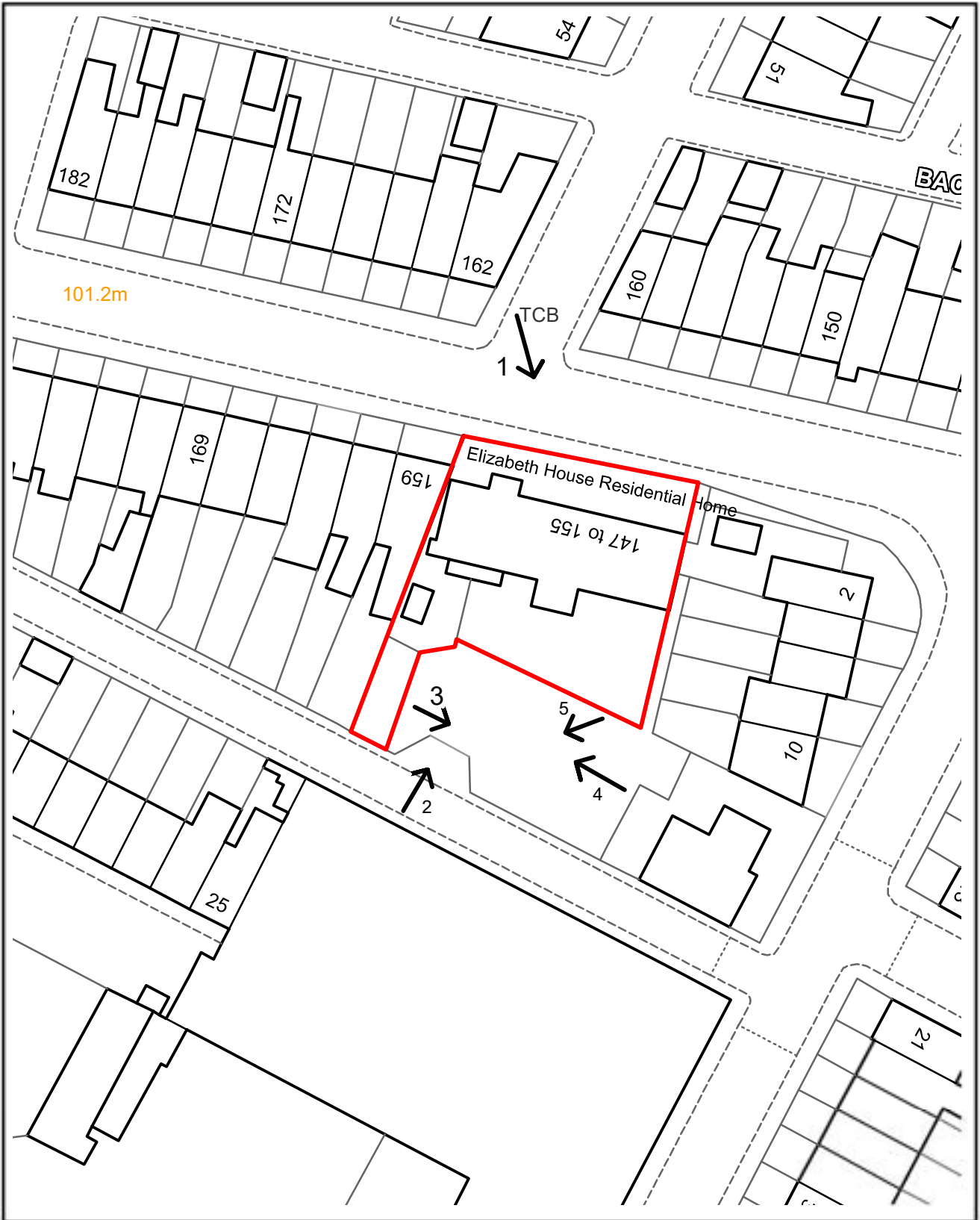
Reason. To ensure that adequate bin storage arrangements are provided to serve the development, pursuant to policies H2/2 and EN1/2 of the Bury Unitary Development Plan.

6. The use of the building hereby approved shall not commence until a scheme for the provision of secure cycle parking has been implemented in accordance with details which shall have previously been submitted to and approved in writing by the local planning authority. The approved facility shall remain available for users of the development thereafter.

Reason. As full details have not been submitted and to secure satisfactory cycle facilities on site and in accordance with Unitary Development Policies HT6 - Pedestrians and Cyclists; HT6/1 - Pedestrians and Cycle Movement.

For further information on the application please contact **Dean Clapworthy** on **0161 253 5317**

# Viewpoints



## PLANNING APPLICATION LOCATION PLAN

APP. NO 70343

ADDRESS: 147-155 Walshaw Road, Bury



Planning, Environmental and Regulatory Services

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70343

Aerial photo – View of the site from the south



70343

Photo 1 – Principal elevation



Photo 2 – Rear elevation across car park



70343

Photo 3 – East across the car park



Photo 4 – Opposite direction



70343

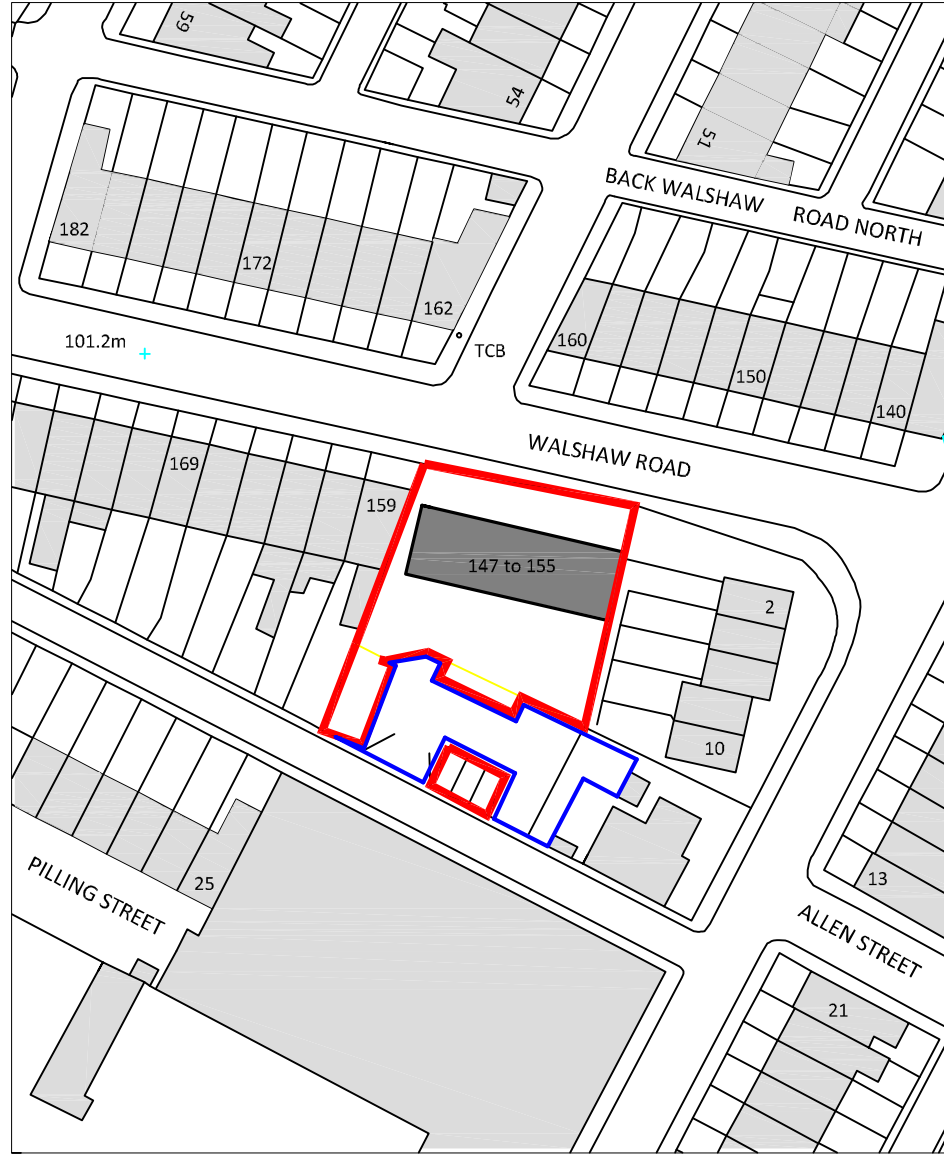
Photo 5 – Access from back road



Contractors are to check all levels & dimensions on site prior to site works commencing & report discrepancies to the Designers.

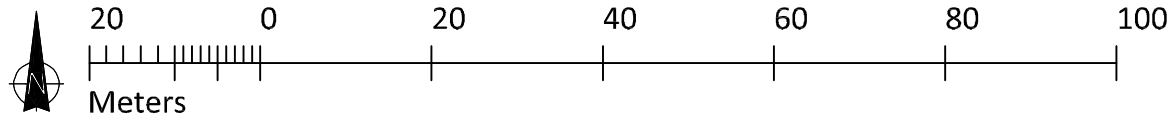
DO NOT SCALE FROM THIS DRAWING

**PLANNING**



**Site Location Plan**

Scale 1:1250 @ A4



NOTES:-

Site area denoted with red line equates to:-

— 706.68m<sup>2</sup> / 0.07087 Hectares / 0.1751 Acres

Neighbouring Land Ownership

— 356.7m<sup>2</sup> / 0.03567 Hectares / 0.08815 Acres

A Drawing noted as Planning Issue CM TR 13.12.23

Rev Description By Chk Date

Project: **Elizabeth House**  
147-155 Walshaw Road, Bury, BL8 1NH

Title: Site Location Plan

Client: Shaheen Developments

Drawn By: TR Checked By: MH on 29/11/23

Original Size: A4 Project Number: 22130

Drawing Number: **SI-XX-DR-A-1000** REV **A**



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# PLANNING

Key:-

- · - · - **Site Boundary**  
708.68 sqm / 0.1751 Acres / 0.07087 Hectares
- · - · - **Neighbouring Land Ownership**  
356.7 sqm / 0.08815 Acres / 0.03567 Hectares



Rev	Description	By	Chk	Date
E	Existing gate and fence added.	AL	TR	16.01.2024
D	Planning issue.	CM	TR	13.12.2023
C	Site boundary updated to reflect ownership.	CM	TR	11.12.2023
B	Existing car parking spaces adjusted.	CM	TR	08.12.2023
A	Neighbouring boundary line added. Site plan updated.	CM	TR	07.12.2023

Project:	<b>Elizabeth House</b> 147-155 Walshaw Road, Bury, BL8 1NH		
Title:	Existing Site Plan		
Client:	Shaheen Developments		
Drawn By:	AL	Checked By:	TR on 16.01.2024
Original Size:	A1	Project Number:	22130
Drawing Number:	<b>SI-XX-DR-A-1001</b>	REV	<b>E</b>



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# PLANNING

Key:-

- · - · - **Site Boundary**  
708.68 sqm / 0.1751 Acres / 0.07087 Hectares
- · - · - **Neighbouring Land Ownership**  
356.7 sqm / 0.08815 Acres / 0.03567 Hectares



Rev	Description	By	Chk	Date
D	Updated external works and car park layout.	AL	TR	16.01.2024
C	Planning issue.	CM	TR	13.12.2023
B	Site boundary updated to reflect ownership.	CM	TR	11.12.2023
A	Bin store / cycle store adjusted. Existing car parking spaces adjusted.	CM	TR	08.12.2023

Project:	<b>Elizabeth House</b> 147-155 Walshaw Road, Bury, BL8 1NH		
Title:	Proposed Site Plan		
Client:	Shaheen Developments		
Drawn By:	CM	Checked By:	TR on 16.01.2024
Original Size:	A1	Project Number:	22130
Drawing Number:	<b>SI-XX-DR-A-1002</b>	REV	<b>D</b>



ARCHITECTURE INTERIOR PROJECT CDM BUILDING  
DESIGN MANAGEMENT ADVISOR CONSULTANCY



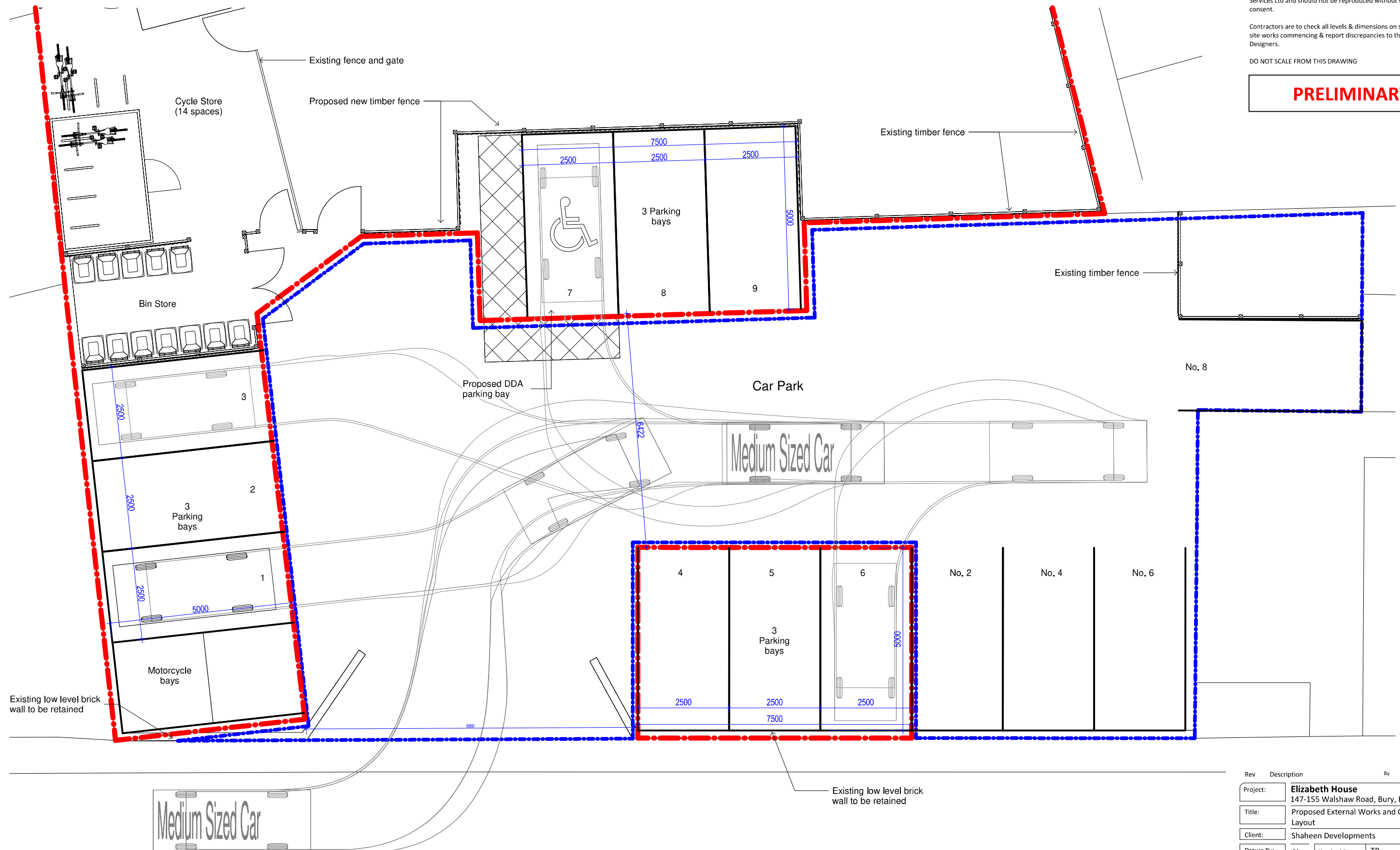
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**PRELIMINARY**



Rev	Description	By	Chk	Date
Project: <b>Elizabeth House</b> 147-155 Walshaw Road, Bury, BL8 1NH				
Title: Proposed External Works and Car Park Layout				
Client: Shaheen Developments				
Drawn By:	AL	Checked By:	TR	on
Original Size:	A1	Project Number:	22130	
Drawing Number:	<b>SI-XX-DR-A-1003</b>			REV

Proposed External Works and Car Park Layout  
1 : 50



ARCHITECTURE INTERIOR PROJECT CDM BUILDING  
DESIGN MANAGEMENT ADVISOR CONSULTANCY

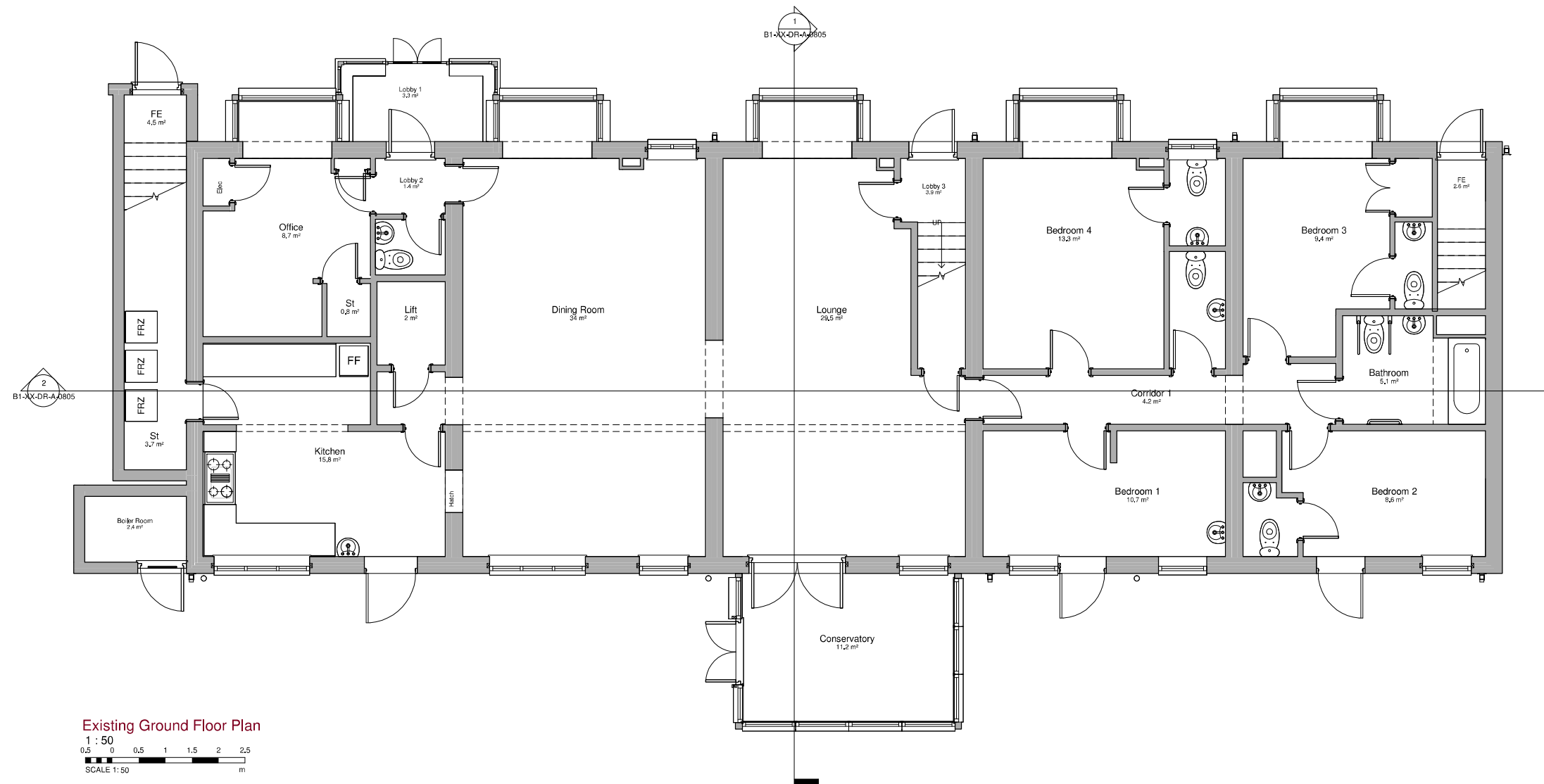
JENKINS DESIGN SERVICES LTD  
147-155 WALSHAW ROAD, BURY, BL8 1NH  
TEL: 0161 254 7779  
WWW.JENKINSDESIGN.CO.UK

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Contractors are to check all levels & dimensions on site prior to site works commencing & report discrepancies to the Designers.

DO NOT SCALE FROM THIS DRAWING

**PLANNING**



**Existing Ground Floor Plan**  
1 : 50  
0.5 0 0.5 1 1.5 2 2.5  
SCALE 1:50 m

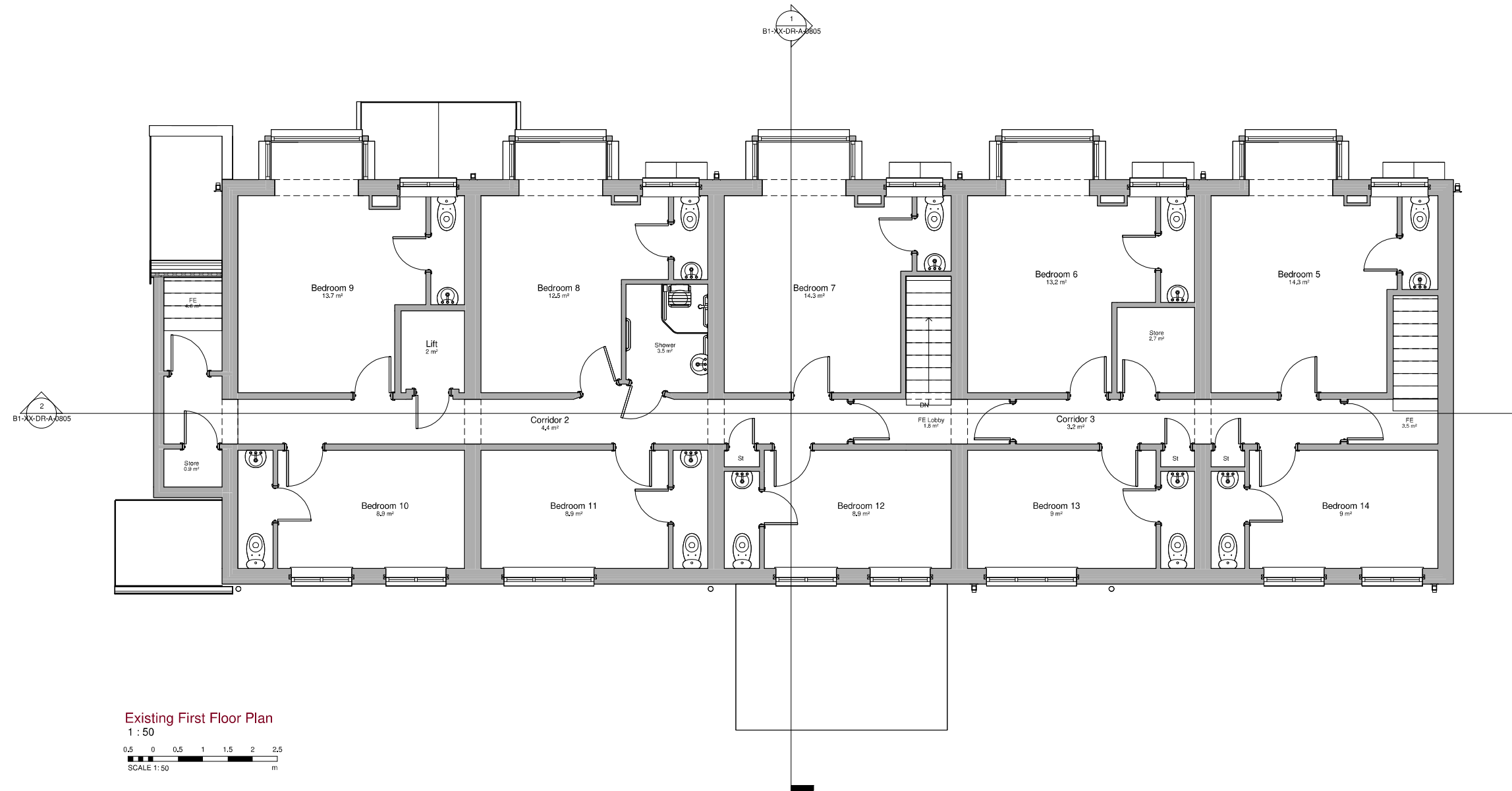
Rev	Description	By	Chk	Date
A	Planning Issue.	CM	TR	13.12.2023

Project:	<b>Elizabeth House</b> 147-155 Walshaw Road, Bury, BL8 1NH		
Title:	Existing Ground Floor Plan		
Client:	Shaheen Developments		
Drawn By:	TR	Checked By:	MH on 29.11.2023
Original Size:	A1	Project Number:	22130
Drawing Number:	<b>B1-00-DR-A-0801</b>	REV	<b>A</b>

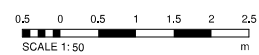


JENKINS DESIGN SERVICES LTD  
REGISTRATION NUMBER: 22130  
147-155 WALSHAW ROAD, BURY, BL8 1NH  
TEL: 0161 254 7779  
E: JENKINS@JENKINSDESIGN.CO.UK

**PLANNING**



Existing First Floor Plan  
1 : 50



Rev	Description	By	Chk	Date
A	Planning Issue.	CM	TR	13.12.2023

Project:	<b>Elizabeth House</b> 147-155 Walshaw Road, Bury, BL8 1NH		
Title:	Existing First Floor Plan		
Client:	Shaheen Developments		
Drawn By:	TR	Checked By:	MH on 29.11.2023
Original Size:	A1	Project Number:	22130
Drawing Number:	<b>B1-01-DR-A-0802</b>	REV	<b>A</b>



# PLANNING

**Key:-**

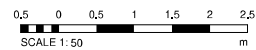
- Existing
- Proposed

**Legend - Room Type**

- Bedroom
- Communal Room
- Kitchen
- Shower Room
- Toilet Facilities



**Proposed Ground Floor Plan**  
1 : 50



B	Planning issue.	CM	TR	13.12.2023
A	Floor Plans populated with furniture to demonstrate spatial arrangement to comply with HMO Standards and Licensing Conditions	CM	TR	13.12.23

Rev	Description	By	Chk	Date	
Project: <b>Elizabeth House</b> 147-155 Walshaw Road, Bury, BL8 1NH					
Title: Proposed Ground Floor Plan					
Client: Shaheen Developments					
Drawn By:	CM	Checked By:	TR	on 13.12.2023	
Original Size:	A1	Project Number:	22130		
Drawing Number:	<b>B1-00-DR-A-2001</b>			REV	<b>B</b>



# PLANNING

**Key:-**

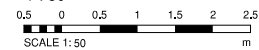
- Existing
- Proposed

**Legend - Room Type**

- Bedroom
- Communal Room
- Kitchen
- Shower Room
- Toilet Facilities



**Proposed First Floor Plan**  
1 : 50



Rev	Description	By	Chk	Date
B	Planning issue.	CM	TR	13.12.2023
A	Floor Plans populated with furniture to demonstrate spatial arrangement to comply with HMO Standards and Licensing Conditions	CM	TR	13.12.23

Project:	<b>Elizabeth House</b> 147-155 Walshaw Road, Bury, BL8 1NH		
Title:	Proposed First Floor Plan		
Client:	Shaheen Developments		
Drawn By:	CM	Checked By:	TR on 13.12.2023
Original Size:	A1	Project Number:	22130
Drawing Number:	<b>B1-01-DR-A-2002</b>	REV	<b>B</b>

