

Ward: Bury East - Moorside

Item 01

Applicant: Mr Ihsan Waris

Location: 1-3 Haslam Street, Bury, BL9 6EQ

Proposal: Change of use from 2 no. units (Class E) to 8 bedroom (single occupancy) House in Multiple Occupation (Class Sui Generis) with alteration to front elevations and change of roof style from hip to gable

Application Ref: 72863/Full

Target Date: 23/04/2026

Recommendation: Approve with Conditions

Description

The application relates to a double fronted property comprising 2 no units, nos. 1 & 3 located at the end of a row of terraced houses. The property was granted planning permission in 2019 for a mixed use comprising hairdressers/restaurant/cafe/bar/tattoo studio with storage at the rear. Since then the hairdressers has subsequently changed to a retail shop.

The surrounding area is predominantly residential. The north is characterised by terraced properties and there is a detached dwelling located to the south separated by a side street with residential properties to the rear. Directly opposite the site is an area of protected recreation provision with the area to the south comprising commercial and industrial units as part of Portland Industrial estate and Freetown Business Park.

The application seeks planning permission for a change of use from the 2 no. units (Class E) to an 8 bed House in Multiple (HMO) (single occupancy) with alterations to the front elevation and changes to the roof style from hip to gable.

At the ground floor there would be 4 no. bedrooms and communal kitchen/diner and at the first floor it is proposed to provide 4 no. bedrooms, communal kitchen and a separate utility room. Each bedroom would have an en-suite facility. Within the rear yard area would be a cycle store and bin store.

Relevant Planning History

64603 - Change of use from shop (Class A1) to mixed use comprising of hairdressers/restaurant/cafe/bar/tattoo studio with storage at rear (Classes A1/A3/A4/B8/Sui Generis); Alterations to shop front with timber cladding at 1 - 3 Haslam Street, Bury. Approved with conditions - 14 November 2019.

64604 - 2 No. non-illuminated projecting signs, 4 no. non-illuminated fascia signs and 2 no. lanterns at 1 - 3 Haslam Street, Bury. Approved with conditions - 3 December 2019.

Publicity

The neighbouring properties were notified by means of a letter on 3 March 2026 and site notices were posted on 6 March 2026.

25 objections received.

Summary of Objections

Parking, Traffic and Highway Safety

- The property has no parking or outdoor space, with no possibility to provide any.
- Surrounding streets already experience significant parking pressure, including issues with work vans and obstructive parking.
- An 8 bed HMO is expected to generate additional vehicles, worsening congestion.
- Concerns that the site sits near a busy blind bend, posing risks to drivers and pedestrians.
- Increased traffic and unfamiliar adults may compromise child safety and safeguarding.

Noise, Disturbance and Anti-Social Behaviour

- Fears of increased noise, disturbance at unsociable hours, and loitering.
- Concerns about potential anti-social behaviour, which would add to the existing issues in nearby areas.
- Concerns around noise, late-night activity and general disturbance which would be harmful to the amenity of neighbours.

Waste, Fly-Tipping and Maintenance

- HMO would generate excessive waste, with local streets already experiencing issues with overflowing bins and fly tipping.
- Lack of space for bin storage at the site is noted.
- Concerns that landlords of HMOs do not adequately maintain their properties.

Character and Community Impact

- Harm the quiet, residential character of the area.
- The area is a close knit community, with regular social gatherings and street events. An HMO would be inappropriate in the area.
- Further HMOs will erode community cohesion and make the area less welcoming.
- Unsuitable property for an HMO and should be limited to single occupancy or two separate single occupancy dwellings.
- Loss of potential family housing
- Over intensification of the occupation of the property and out of character with the area.

- Reduce the quality of life for those who live nearby.
- Would imbalance the local housing mix.
- The area is highly family oriented, close to schools, parks and play areas.
- The introduction of a high turnover population is inappropriate for a settled family neighbourhood.

Over concentration of HMOs

- Multiple HMOs nearby and that more are not needed.
- Cumulative impact of HMO's is already affecting parking, waste and litter and local amenity.

Property Values

- Devalue neighbouring homes.

Accuracy of Supporting Statements

- The property has not experienced vandalism or crime, disputing any suggestion that this is a justification for redevelopment.

Revised plans received to show obscure glazed windows (apart from to the first floor landing) replaced by clear glazed windows on the south elevation.

Neighbour notified on 8/4/26.

Comments received -

- Windows to habitable rooms at the first floor including bedrooms and bathroom would be overlooked as would the ground floor kitchen/living room which is a main habitable room.

Revised plans received to show obscure glazing to the side (south) elevation

Neighbour notified 14/5/26

No response received.

The objectors have been notified of the Planning Control Committee.

Statutory/Non-Statutory Consultations

Traffic Section - No objection subject to conditions

Environmental Health - Pollution Control - No response received

Strategic Planning & Infrastructure - No response received

Design for security - No objection subject to implementation of physical security measures.

Waste Management - No response received.

Housing - Public Protection - No objection subject to the requirement for a mandatory license.

Adult Care Services - No response received.

Greater Manchester Ecology Unit - No objection

Pre-start Conditions - Not relevant

Development Plan and Policies

NPPF	National Planning Policy Framework
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/4	Conversions
EN1/2	Townscape and Built Design
EN7/2	Noise Pollution
HT2/4	Car Parking and New Development
SPD11	Parking Standards in Bury
SPD13	Conversion of Buildings to Houses in Multiple Occupation
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-S1	Sustainable Development
JP-S2	Carbon and Energy
JP-P1	Sustainable Places
SPD6	Supplementary Planning Document 6: Alterations & Extensions

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), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within 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 and PfE Policies 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 (HMO Sui Generis Use)

UDP 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.

UDP Policy H2/4, 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 improve the standards of accommodation and reduce potential detrimental impacts on local communities.

This document is fairly dated with only small parts having relevance.

The Council has now produced an updated SPD 13 - Houses in Multiple Occupation. Consultation on the draft SPD has been completed and a limited number of representations were submitted. The updated SPD is due to be taken to the Council's Cabinet in June 2026 for Adoption. Due to the advanced stage of preparation, the emerging SPD 13 - Houses in Multiple Occupation is now considered to have significant weight in determining applications, but it will not have full weight until it has been adopted. The updated SPD 13 is discussed in more detail below.

Paragraph 63 of the NPPF confirms that "size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing; families with children; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes" however no direct reference is made to HMOs or buildings of multiple occupation.

For clarification, a house in multiple occupation is a form of housing tenure, where occupants live together form more than one household and where tenants share facilities such as kitchen, bathroom or bathrooms.

The conversion of properties to multiple occupation can often make an important contribution to local housing stock. However, it is recognised that such conversions can put pressures on buildings, sites and areas depending upon the amount of accommodation to be provided, demands created from parking etc and thus have an adverse effect on residential amenity and the character of an area.

The main issues in relation to this proposal is the consideration of the impact of the proposed accommodation in relation to the suitability of the site and location, impacts on amenity, nature of the local environment, surrounding land uses and highway issues. These issues are discussed in more detail below and in light of the policies set out above.

Character of the Area

In order to help ensure mixed and balanced communities and to ensure that new development does not have an unacceptable impact on amenity, quality of life and residential character of the surrounding neighbourhood, the draft SPD 13 sets out restrictions to limit the concentration of HMOs and manage the siting of HMOs relative to other HMOs. To achieve this the Council will apply three measures:

- A concentration threshold;
- Restricting the sandwiching of properties; and
- Restricting three adjacent HMOs

Concentration threshold

SPD 13 confirms that proposals for planning permission would not normally be granted for new HMOs where:

- Proposals would result in more than 10% of properties (residential and commercial) or more than four properties (whichever is the fewer) being classed as HMOs within a 100m buffer of the application property; or
- The number of HMOs already exceeds 10% of properties or four HMOs within a 100m buffer of the application property

The register of HMO's from March 2026 has therefore been reviewed. There is one registered HMO within the 100m radius and as such the proposal would not exceed the concentration threshold.

Sandwiching and adjacent HMO's

The proposed development would not result in sandwiching by HMO's nor create a row of 3 HMO's.

It is therefore considered the proposed development would not have a detrimental impact on the character of the surrounding area and would not result in an over concentration of HMO's in the vicinity.

The proposed development would therefore be acceptable and comply with policies H2/4 and draft SPD13.

Layout

There would be 8 no. bedrooms in total with a communal kitchen/diner at ground floor and kitchen and sperate utility room at the first floor which is considered to be a reasonable amount of shared accommodation for the 8 occupants.

All bedrooms would be en-suite and bedrooms would comply with Nationally Described Space Standards (NDSS).

Bedrooms 3 and 4 on the ground floor and the kitchen on the 1st floor would be part obscure glazed due to the proximity to the property opposite, Primrose Cottage. Bedrooms are classed as habitable rooms and obscure glazing is not generally acceptable in providing adequate outlook and light. In this situation, the windows to the bedrooms would be part obscure glazed in a partially obscure and clear glazing with clear glazing to the upper panes, thereby providing natural light and an outlook albeit restricted to the neighbouring property. The kitchen windows at the first floor would have a similar finish.

It is therefore considered that satisfactory standards of accommodation would be provided for future occupiers.

Externally, there would be a cycle store and enclosed bin store accessed from the rear of the property which would be acceptable. However, there would not be scope to provide outdoor amenity space.

HMO's are often created by converting existing properties and those which are located close or within town centres or are conversions of commercial and shop premises where outdoor space is limited and may not be provided at all. In this case, there is an area of

protected recreational land directly opposite the property and Clarence Park is within a short walkable distance to the north and as such there would be nearby facilities which residents could utilise.

It is therefore considered that in terms of layout and amount of accommodation to be provided, the proposed development would meet HMO space standards and NDSS and provide adequate shared facilities for each resident.

The Public Protection HMO Licensing Section have raised no objection subject to obtaining a mandatory HMO license.

All HMOs are subject to Management Regulations, including duties for fire safety, maintenance of common parts, and provision/management of waste.

It is therefore considered the proposed development would be acceptable and comply with policies H2/4, JP-H3 and SPD13.

Design and appearance

The application proposes alterations to the front elevations and change to the design of the roof from a hip to gable.

The existing roof at the front of the building is unusual in its design, being flat but with a staggered parapet frontage behind which is a roofline which gradually increases in its height and eaves height towards the rear of the building.

It is proposed to build up the front elevation and create a pitched roof whereby the roof and eaves level would match the existing row of terraces and windows would be inserted to follow the position and alignment of these attached neighbours, thereby creating a symmetry to reflect the character of the area.

Behind this, a pitched roof at a lower level would extend towards the rear of the building, which would have a uniform and consistent appearance comparative to the mix of roof designs which are currently in situ.

It is also proposed to insert new window openings on the side elevation facing the street and the rear elevation.

It is considered the extensions and alterations would be more in keeping and respect the respect the styles and design of the other properties on this row and area in general.

As such, the proposed development is considered to be acceptable and would comply with policies EN1/2, H2/4 and SPD6.

Impact on residential amenity

The property is located on the end of a row of terraces houses and there are two residential properties, No 2 Back Haslam Street and Primrose Cottage on Hudcar Road to the south. The front of these properties would face the side elevation of the application property.

SPD6 provides guidance on acceptable levels of separation between habitable rooms of directly facing dwellings and given this application proposes a residential use with the insertion of new windows, SPD6 is considered appropriate to assess potential impacts on privacy and outlook of neighbours and future occupiers of the HMO.

The proposed windows to the application property would be located on the south elevation but given their position within this elevation, windows would only face Primrose Cottage. In terms of separation distance to Primrose Cottage there would be a distance of 7.4m

between ground floor habitable room windows. However, the proposed ground floor windows to the HMO would be part obscure glazed and there is an intervening fence along the front boundary to the neighbour which screens the majority of their ground floor windows. The only visible parts of these windows are the upper part of the windows which are obscure glazed. As such the relationship between the ground floor of these two properties is considered acceptable.

The windows to the first floor of the proposed HMO would be to a kitchen which is a non-habitable room and these windows would be part obscure glazed. As such it is considered there would not be a significant or detrimental impact on the privacy of Primrose Cottage.

There would be no windows directly facing No 2 Back Haslam Street.

There are no properties at the rear which would be affected by the proposed development and no windows proposed on the northern elevation which would overlook or impact the privacy of the adjacent row of terraces.

As such, aspect standards and separation distances are considered to be compliant.

Neighbours have raised concerns that the use as an HMO would result in increased levels of noise, disturbances and anti social behaviour.

The property operated as a mixed use commercial premises comprising cafe, tattooist and shop. Longer opening times for the cafe permitted it to be open between 7am and up to 11pm at night. This use in itself would have generated a certain level of activity, noise and disturbance and at various time of the day and at night. Comparatively, a residential use for up to 8 no. people would be less likely to generate significant noise or disturbances. Residents also tend to have different routines and patterns of behaviour of comings and goings whereas a cafe/restaurant operation would more likely have peak times when customers would visit.

Given the proposed residential use and for no more than 8 no. occupiers, it is considered that the proposed development would be acceptable and not have an adverse or significant impact on the surrounding residential development.

The proposal would therefore comply with policies H2/4, JP-H3 and the principles of the NPPF.

Highways and parking

UDP Policy EN1/2 requires the consideration of the design and appearance of access, parking and service provision. Policy H2/4 requires consideration of the impact of parking areas on the amenity of neighbouring properties, and the consideration of car parking and servicing requirements. Policies JP-C5 and JP-C6 require streets to be well designed and managed to make a significant positive contribution to the quality of place and support high levels of walking, cycling and public transport.

There is no dedicated parking associated with the application property.

The site is located in Zone 3 under SPD11 - Parking Standards in Bury and for an HMO development for 8 occupiers would require a total of 4 parking spaces.

The existing mixed use required 7 spaces to be provided with demand for on-street parking likely at more concentrated times when the shops were open or at peak trading periods, comparative to a residential use where residents more typically travel at different times of the day. It is also generally recognised that car ownership tends to be lower for those who

occupy HMO's compared to other types of residential households.

The site is within walking distance of a Neighbourhood Centre on Chesham Road and beyond that at the Neighbourhood Centre on Walmersley Road which provide services and facilities to meet local needs. There are bus stops located on Salford Street opposite the site and Chesham Road which connect to Bury Town Centre. The development would also provide cycle storage for more sustainable modes of travel.

The applicant has submitted a Highway Statement which details the nearby alternative means of sustainable travel, the facilities and services provided nearby and located within walking distance and that there is less reliance on the car by HMO residents.

The NPPF advocated sustainable means of development and encourages alternative modes of transport to the car and also promotes the location of development in sustainable areas. The NPPF at para 117 states that applications for development should give priority to pedestrian and cycle movements and facilitate access to high quality public transport. PfE Policy JP-P1 Sustainable Places advocates efficient uses of land and development which is well connected to local facilities and public modes of transport.

It is therefore considered the proposed development would be acceptable and comply with policies H2/4, JPC5, JP-C6 and JP-C8.

Ecology

The application proposes significant works to the roof and GMEU have recommended submission of a bat assessment which the applicant has provided.

No evidence of bats was recorded and the building was assessed as having negligible bat roosting potential. GMEU have no reason to doubt the findings of the report. Precautionary working measures have however been recommended and GMEU are satisfied the working measures can be secured by condition.

In terms of nesting birds, no evidence of nesting birds was recorded. As a precaution GMEU recommend an informative that if a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain (BNG) Section 187 of the NPPF 2024 states that the planning policies and decisions should contribute to and enhance the natural and local environment. 10% BNG is mandatory under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act 2021).

The development will result in no loss of vegetated habitats, with no known wildlife issues. GMEU are satisfied that the development is exempt from biodiversity net gain under the de minimis rule.

As enhancement GMEU recommend two house sparrow terraces on the western elevation. The details can be provided via condition.

Design for security

The Design for Security Team (DfS) have been consulted and the development has been assessed against the principles of 'Crime Prevention Through Environmental Design' (CPTED), in order to reduce the opportunities for crime and the fear of crime.

The DfS Team states that experience suggests that houses in multiple occupation tend to

attract a more transient group of residents who, if not sensitively managed, can both generate and attract crime and disorder problems that may directly impact on the amenity of neighbouring residents. It is therefore essential that robust security measures and a suitable management plan have been developed and then designed into the scheme from the outset, in order to clearly demonstrate that crime and disorder issues have been considered and reasonable measures implemented to ensure that the development provides a safe and secure place for future residents.

The DfS Team have confirmed that the layout of the proposed scheme is considered acceptable, as long as the issues discussed in more detail within Section 3.3 of the CIS are addressed which relate to the implementation of physical measures such as security compliant doors, intercom phone system, secure ground floor windows. The applicant would be advised by way of an informative to incorporate such measures for support by the DfS Team.

Policy JP-S2 - Carbon and energy

The applicant has provided a statement that the proposed development would adopt a fabric first approach to minimise energy demand in accordance with the hierarchy set out in policy JP-S2. The development would be a re-use and conversion of an existing building and as part of the refurbishment works, thermal performance will be enhanced through upgraded insulation to the roof, external walls, and floors where practicable, achieving or exceeding current Building Regulations standards and existing windows and doors will be replaced with high-performance double-glazed units. The development would also support long-term decarbonisation through all-electric systems and future-proofed design.

Policy JP-C2 - Digital connectivity

A statement has been submitted which states that as a former Class E use, the premises already benefits from established digital infrastructure including access to high speed broadband services. The internal layout will allow for the distribution of broadband connectivity to individual bedrooms and communal areas, supporting the needs of multiple occupants.

The proposed development would therefore comply with Policy JP-C2.

Response to objections

- There is no evidence to suggest that the proposed development would result in associated issues of noise, littering or anti social behaviour, which are covered in any event by other legislation and by council services.
- The HMO register has been consulted and there is one registered HMO within 100m and as such it is considered the character of the area would not be detrimentally affected.
- The NPPF and JP-H3 advocate a range of housing tenures and an HMO would provide a more affordable option for independent living.
- Devaluation of properties is not a material planning consideration.
- All other issues have been addressed in the above report.

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 -

00 Existing and proposed site location plan rev D
04 Proposed building plan - Rev G
05 Proposed building elevation - Rev G
06 Proposed building elevation Rev G
07 Proposed streetscenes - Rev G

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 and Places for Everyone Joint Development Plan listed.

3. The cycle storage arrangements indicated on the approved plans shall be implemented prior to the use hereby approved commencing and thereafter maintained at all times.

Reason. To ensure adequate off-street car and cycle parking provision, in the interests of road safety pursuant to policies JP-C5 and JP-C6.

4. The internal bin storage facilities indicated on the approved plans, incorporating the retention/provision of an external roller shutter door or similar approved type which does not project outwards into the adopted highway at any time during or after operation during operation, shall be made available prior to the use hereby approved commencing and maintained thereafter.

Reason. To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway and compliance with the Highways Act 1980 and policies H2/4 and JP-C8.

5. The development hereby approved shall be carried out in accordance with section 5.1-5.4 of the Preliminary Ecological Survey by Echo Calls Bat Surveys 12th May 2026.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and Section 11 of the National Planning Policy Framework.

6. The development hereby approved shall provide two house sparrow terraces on the western elevation prior to first occupation which shall thereafter be maintained.

Reason. To contribute and enhance the natural and local environment pursuant to policies EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and Section 11 of the National Planning Policy Framework.

7. Before the first occupation of the development hereby approved, the ground and first floor windows on the south elevation shall be fitted with part obscure glazing at ground and first floor as shown on approved plan 05 proposed building elevation rev G and shall be permanently retained in that condition thereafter for as long as they serve the development hereby approved.

Reason. To protect the privacy of adjoining occupiers and to accord with Policies EN1/2, H2/4 and SPD13.

For further information on the application please contact **Jennie Townsend** on **0161 253-5320**

Viewpoints



72863

ADDRESS: 1-3 Haslam Street, Bury

Planning, Environmental and Regulatory Services

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Bury
Council

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Photo 1



Photo 2



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Photo 3



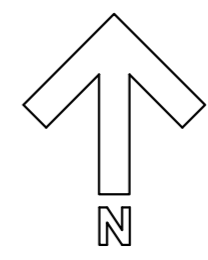
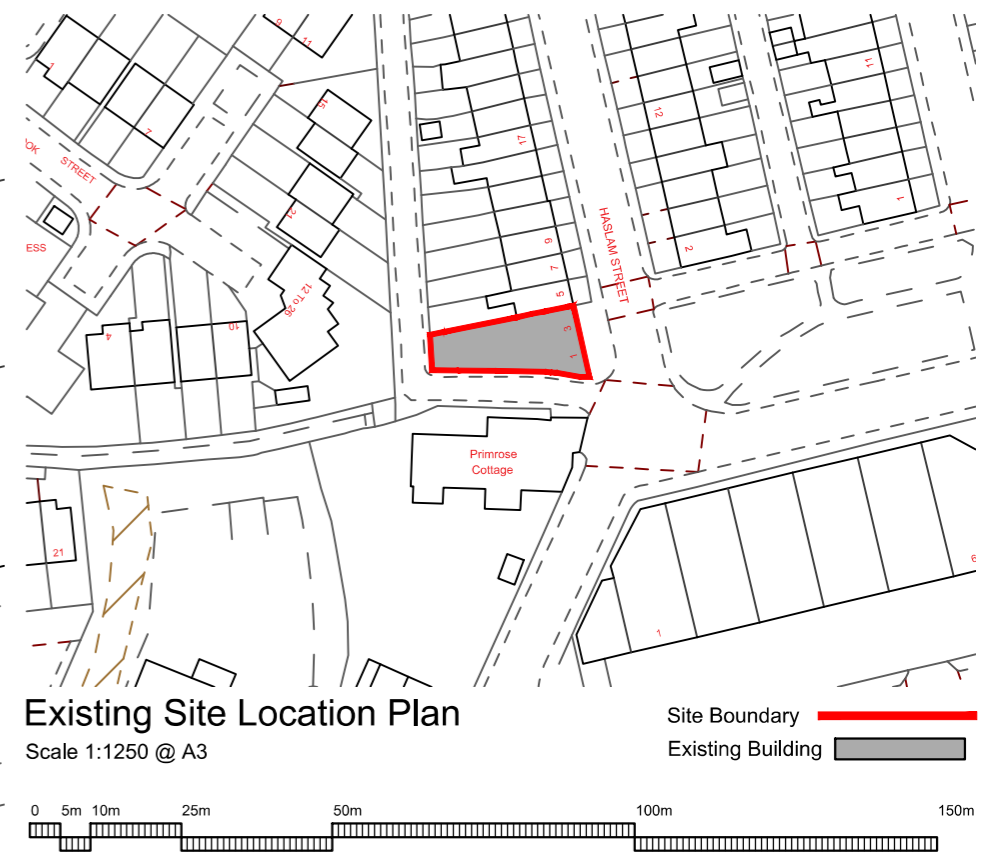
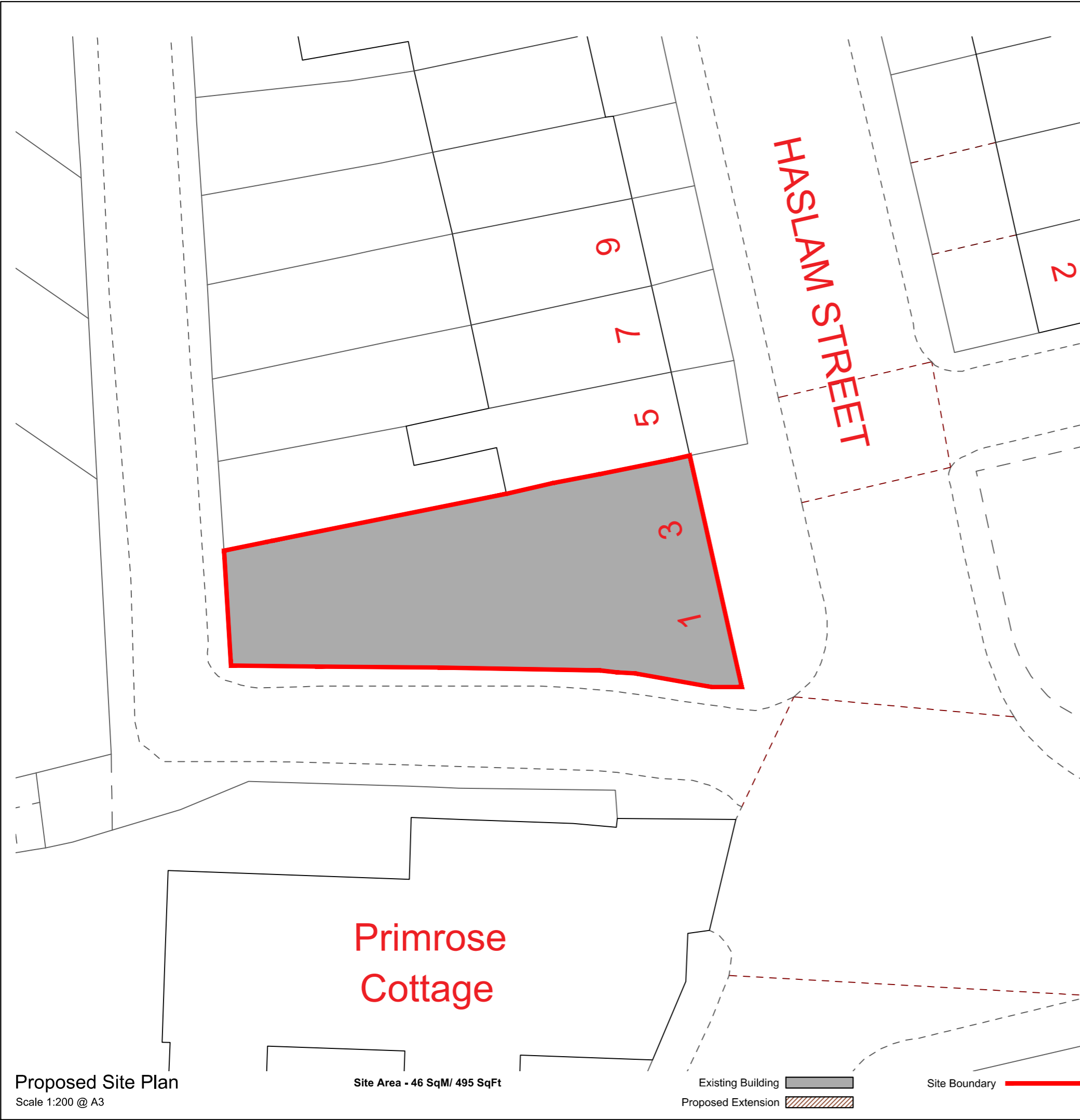
Photo 4



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Photo 5





NOTES:

Scaling and dimensions to be used for planning approval purposes only.
All dimensions to be checked on site.

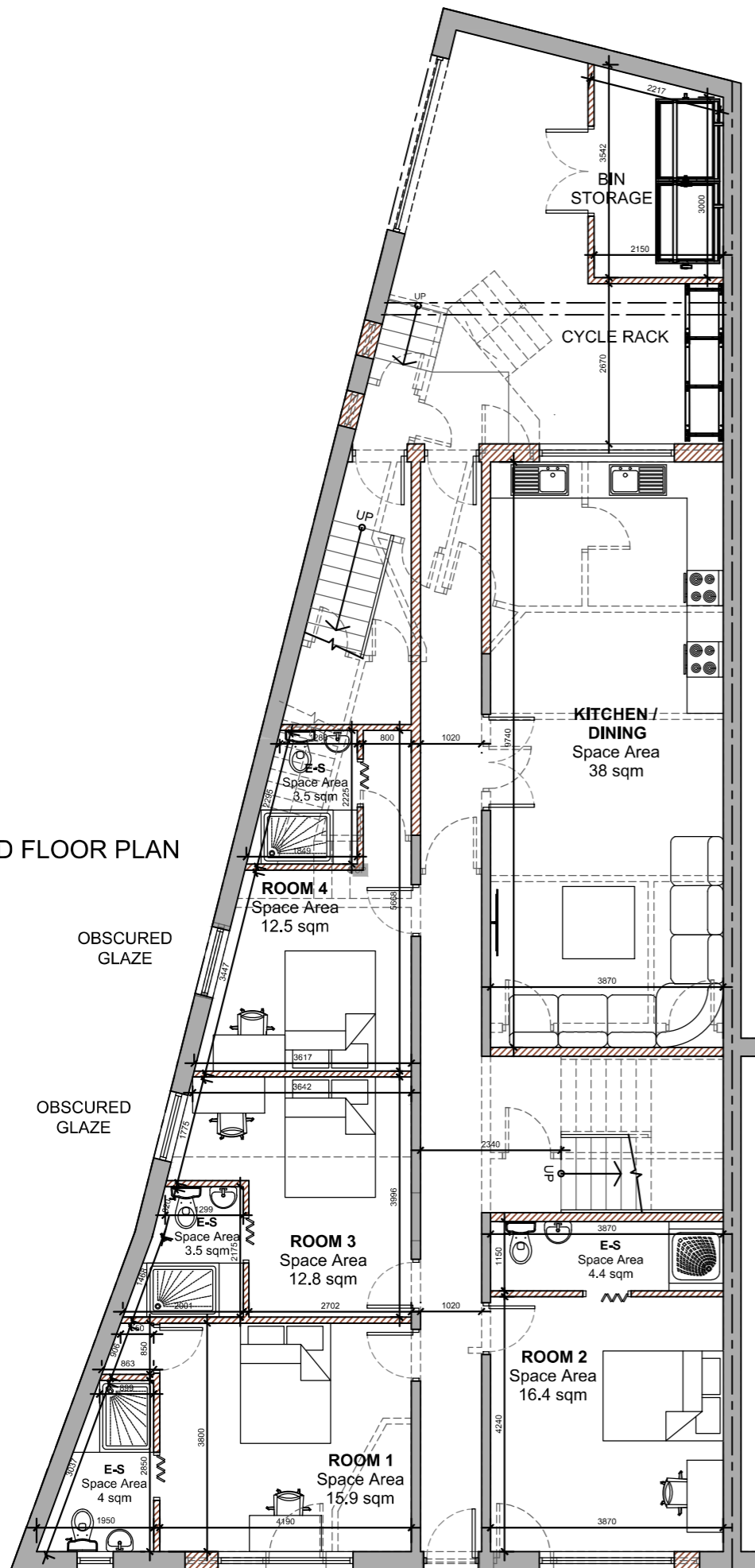
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Project Location:
1 and 3 HASLAM STREET,
BURY,
BL9 6EQ

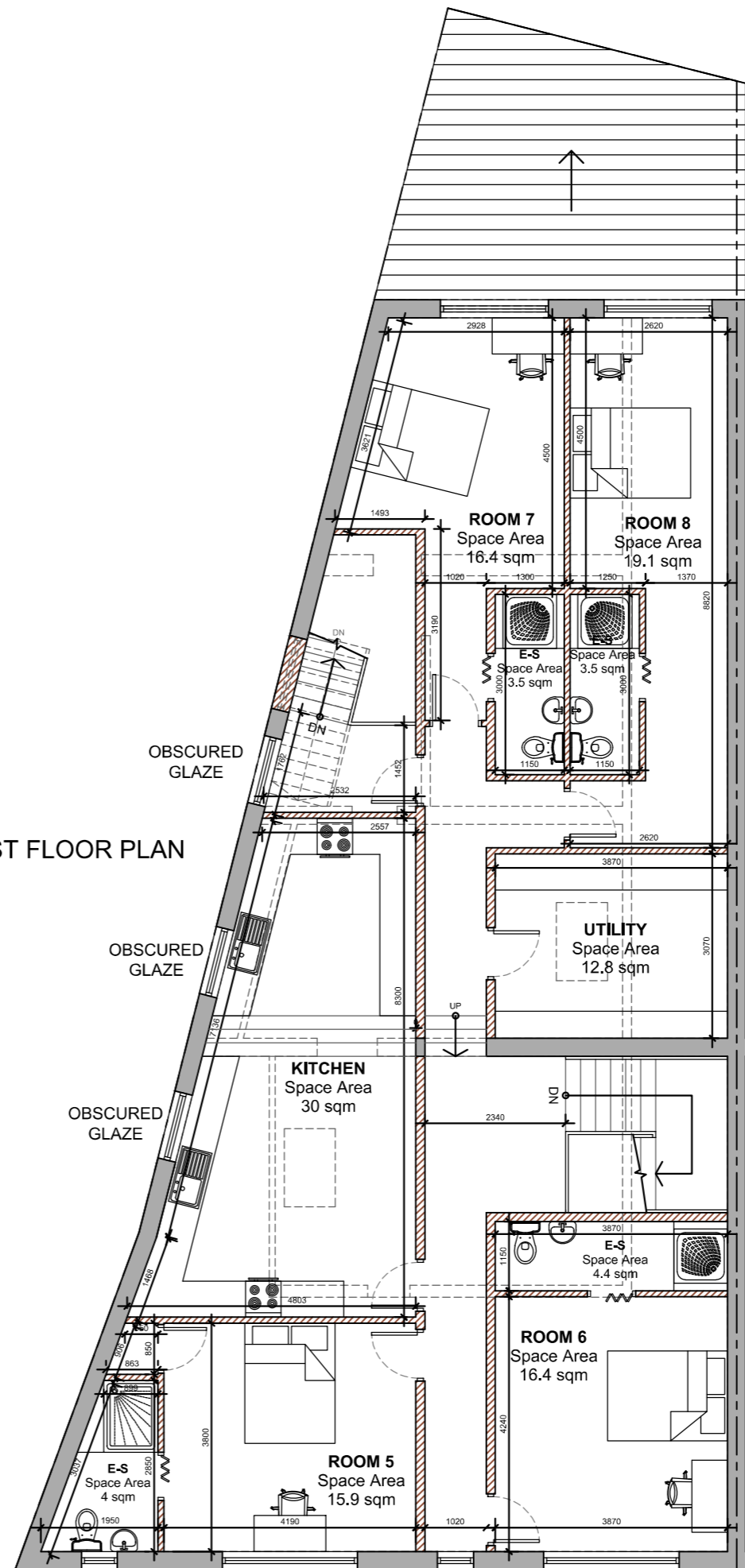
Drawing:
**00 Site Location
- REV D**

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GROUND FLOOR PLAN
1:100



FIRST FLOOR PLAN
1:100



Scale 1:100



NOTES:

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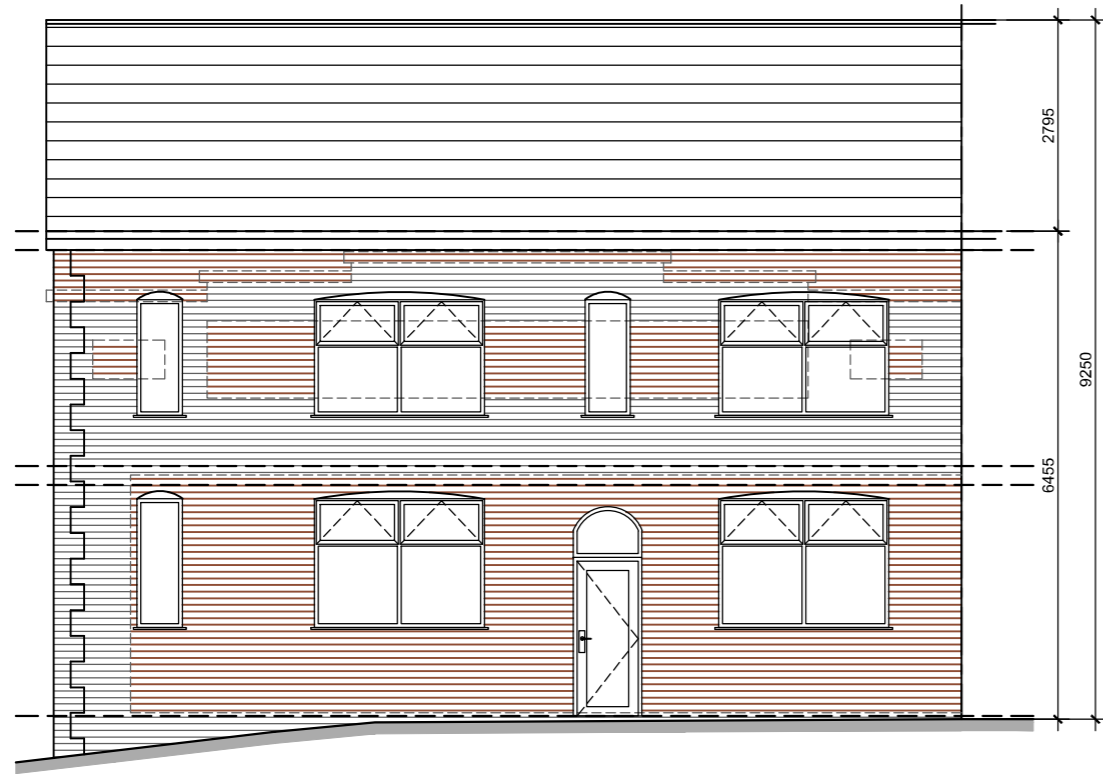
Project Location:

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Drawing:

04 Proposed Building Plan - REV G

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FRONT ELEVATION
1:100



SIDE ELEVATION
1:100

Scale 1:100



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Drawing:

05 Proposed Building
Elevation - REV G

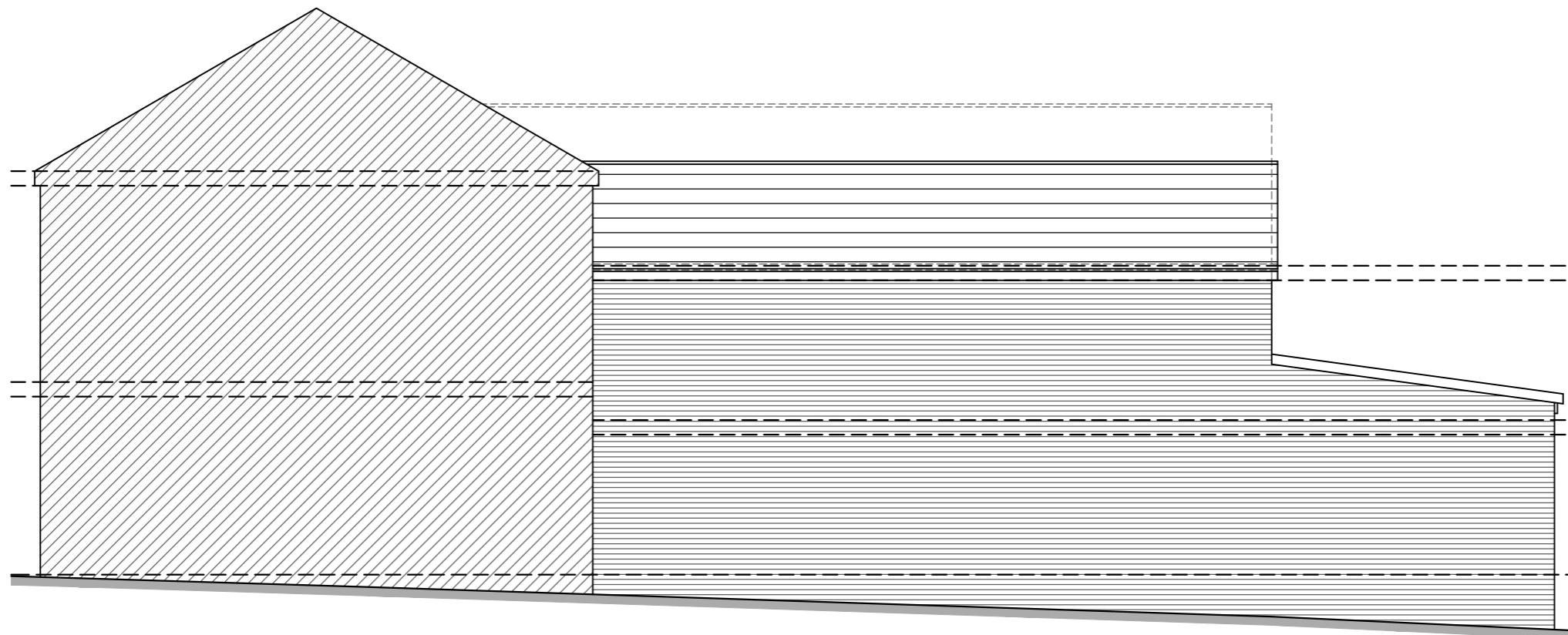
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ALL WINDOWS ON
SIDE ELEVATION
TO BE TOP
OPENING
DIAGONALLY
OBSCURED
GLAZE

REAR ELEVATION

1:100



SIDE ELEVATION

1:100

NOTES:

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Drawing:

06 Proposed Building
Elevation - REV G

Scale 1:100



Scale: 1:100	Size: A3	Date: 05/26
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1 AND 3 HASLAM STREET

PROPOSED FRONT STREETSCENE

1:100



9 HASLAM STREET

7 HASLAM STREET

5 HASLAM STREET

1 AND 3 HASLAM STREET

PROPOSED REAR STREETSCENE

1:100

ALL WINDOWS ON
SIDE ELEVATION
TO BE TOP
OPENING
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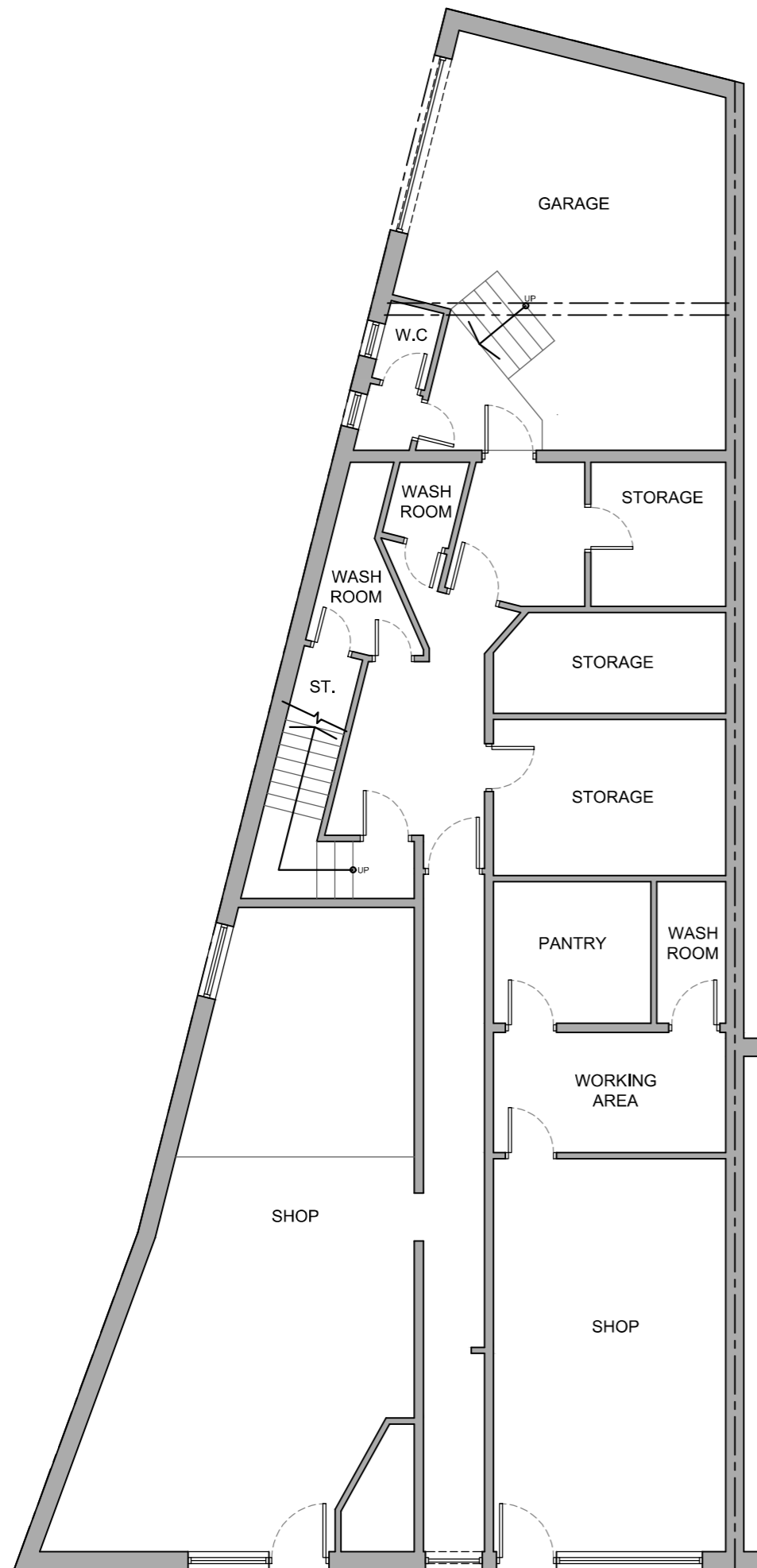
Drawing:

**07 Proposed
Streetscenes - REV G**

Scale 1:100

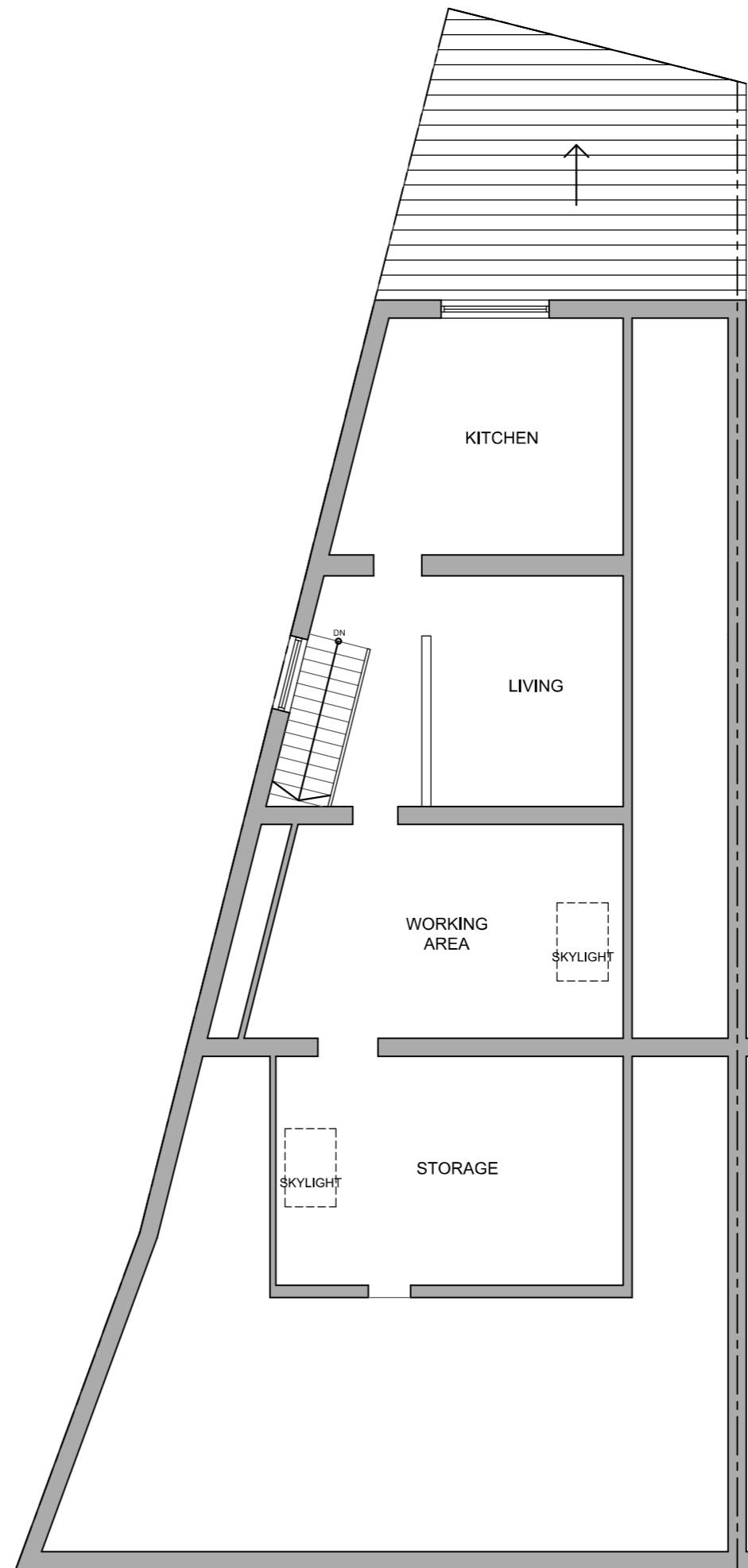


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GROUND FLOOR PLAN

1:100



FIRST FLOOR PLAN

1:100

NOTES:

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BURY,
BL9 6EQ

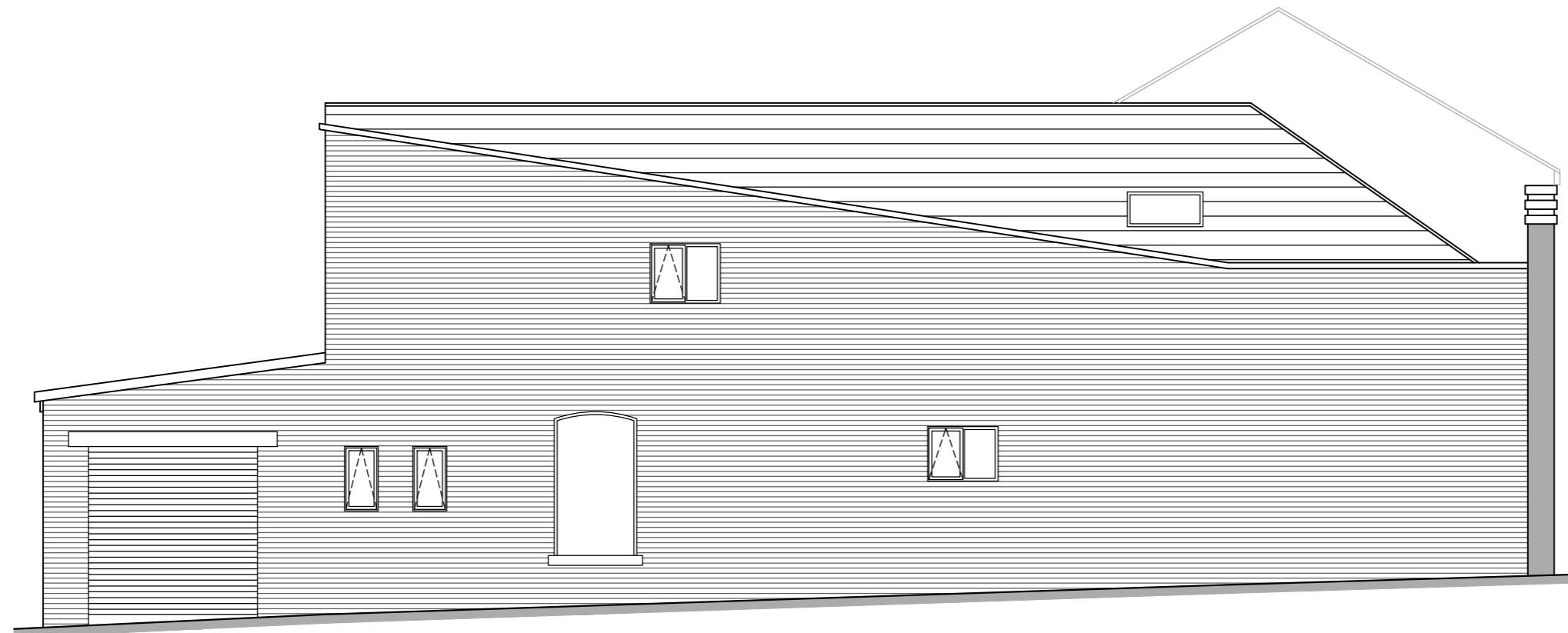
Drawing:

01 Existing Building
Plan

Scale:	Size:	Date:
1:100	A3	05/24



FRONT ELEVATION
1:100



SIDE ELEVATION
1:100

NOTES:

Scaling and dimensions to be used for planning approval purposes only.
All dimensions to be checked on site.

This drawing is for use at the named location and for Planning Permission purposes only and as such should not be used at any other location or for any other purposes

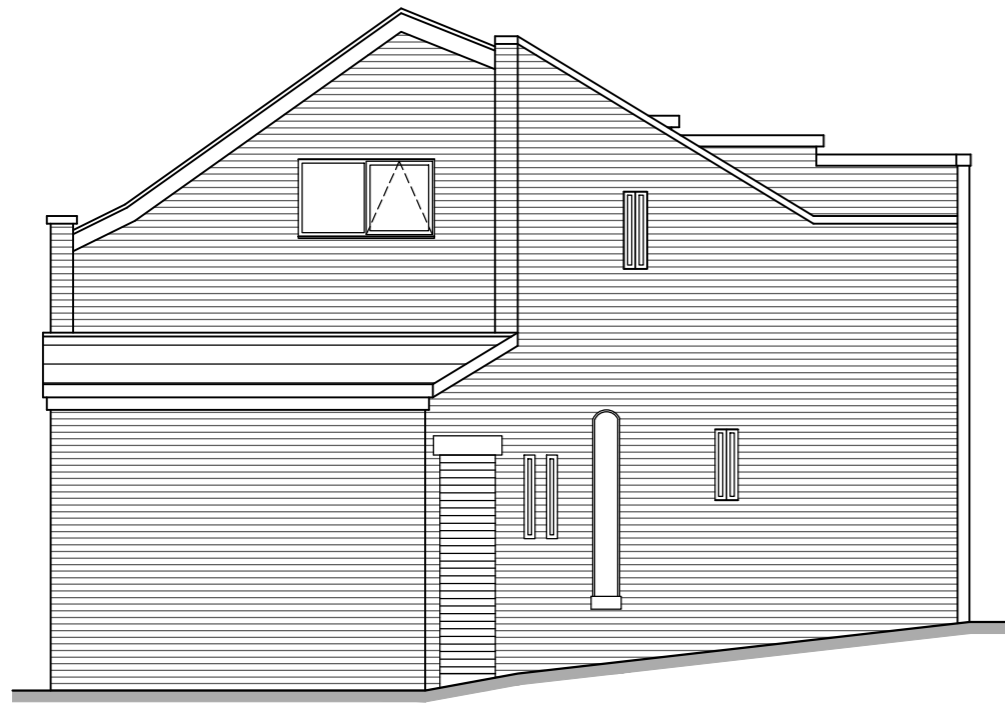
Project Location:

1 and 3 HASLAM STREET,
BURY,
BL9 6EQ

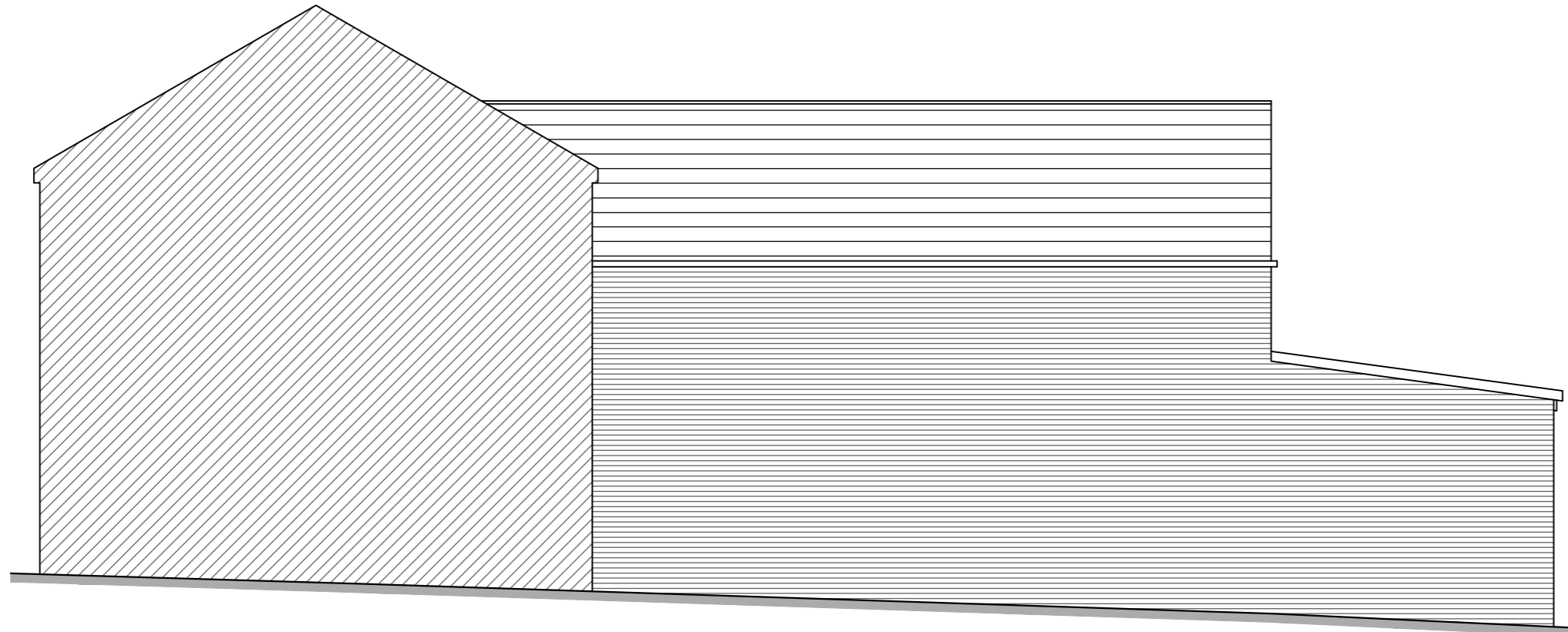
Drawing:

**02 Existing Building
Elevation**

Scale:	Size:	Date:
1:100	A3	05/24



REAR ELEVATION
1:100



SIDE ELEVATION
1:100

NOTES:

Scaling and dimensions to be used for planning approval purposes only.
All dimensions to be checked on site.

This drawing is for use at the named location and for Planning Permission purposes only and as such should not be used at any other location or for any other purposes

Project Location:

1 and 3 HASLAM STREET,
BURY,
BL9 6EQ

Drawing:

**03 Existing Building
Side Elevation**

Scale:	Size:	Date:
1:100	A3	05/24