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47 Bridge Street  
Heywood  
Rochdale

## **PROJECT STATEMENT**

### **PROPOSED HMO DEVELOPMENT**

#### **INTRODUCTION**

The proposal site is located within the centre of Heywood, Rochdale and forms an end terrace along Bridge Street. The area consists of a mixture of small – medium size commercial properties with residential use and dwellings found scattered throughout the immediate area.

The existing building is a rendered end terrace property offering retail / light commercial use to the ground floor with associated shop frontage fixture facing Bridge Street. The rear of the property has previously been developed forming a ground floor lean too extension which previously facilitated additional storage space to the commercial unit. The side elevation provides multiple access points to the building; the first allows access to a private staircase leading to 2 studio dwellings to the first floor. The second entrance accesses the rear of the ground floor commercial / retail unit. Lastly the third entrance provides separate access to the existing basement area; no existing use is evident within the basement.

Given the nature of the site, no allocated off street parking is offered however residents and visitors to the site are able to use an existing public car parking area to the West of the site.

#### **PROPOSAL**

The proposal looks to refurbish and change the use of the ground floor retail unit and basement to form HMO type rooms. Existing windows and doors are to be retained as much as possible with minor infilling of existing windows to enable better privacy to the ground floor units, specifically room 3.

Basement rooms along outer walls would be provided with high level windows that are boxed in within the retail unit in order to provide natural light to the bedrooms. The basement also looks to provide a management office and storage space. The existing studio apartments to the first floor would also be retained as existing with all existing kitchen and bathroom facilities.

#### **Accommodation Schedule**

|                                     |                         |
|-------------------------------------|-------------------------|
| Bedroom 1 (Ground Floor Rear)       | – 10.82m <sup>2</sup> ; |
| Bedroom 2 (Ground Floor Mid)        | – 10m <sup>2</sup>      |
| Bedroom 3 (Ground Floor Front)      | – 10.9m <sup>2</sup>    |
| Bedroom 4 (Basement Mid)            | – 10.9m <sup>2</sup>    |
| Bedroom 5 (Basement Front)          | – 10.9m <sup>2</sup>    |
| Office (Basement Rear)              | - 8.5 m <sup>2</sup>    |
| Existing Studio (First Floor Front) | – 22m <sup>2</sup>      |
| Existing Studio (First Floor Rear)  | – 19.6m <sup>2</sup>    |