

PROPOSED CHANGE OF USE FROM PUBLIC HOUSE & INTERNAL ALTERATIONS TO FORM 9 No. NEW RESIDENTIAL FLATS (USE CLASS C3)

ODDFELLOWS ARMS, 2-4 MANCHESTER ROAD, CLIFTON, SWINTON, MANCHESTER M27 6NY

26 / 03 / 2025 REV: -

Design, Access & Submission Statement



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Contents Page

<u>Section</u>	<u>Page</u>
INTRODUCTION	3
SITE AND LOCATION	4
SUN PATH ANALYSIS DIAGRAM	5
HISTORICAL CONTEXT & AVAILABLE PLANNING HISTORY	6
USE, AMOUNT, LAYOUT, SCALE, APPEARANCE & LANDSCAPING	7
EXISTING PARKING	9
PROPOSED PARKING & NEW CYCLE SPACES	10
FLOOD RISK INFORMATION	11
CURRENT SITUATION	12
SECURITY & CCTV	13
DOOR ENTRY SYSTEM	14
MANAGEMENT & TENURE	15

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Introduction

This Design, Access and Submission Statement has been prepared on behalf the Applicant in support of a planning application for Change of Use of the existing property.

The application site comprises of The Oddfellows Arms Public House, a two storey property. The site is entirely developed (paved and built-up) and the proposal does not involve any new extension.

The proposal is to refurbish the property into residential flats.

This statement should be read alongside the full size drawings and reports submitted with the application. All drawings and illustrations shown within this document are not to scale and are for illustrative purposes only.

Various other documents have been submitted with the application, including:-

- Existing & Proposed Floor Plans
- Existing and Proposed Elevations
- Existing and Proposed Site Plans
- Photographs
- 3D Sketches
- Flood Risk Information



2024 Site Photo 1



2024 Site Photo 2

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Site and Location

The property is located in an island between Manchester Road and Little Moss Lane in Clifton.

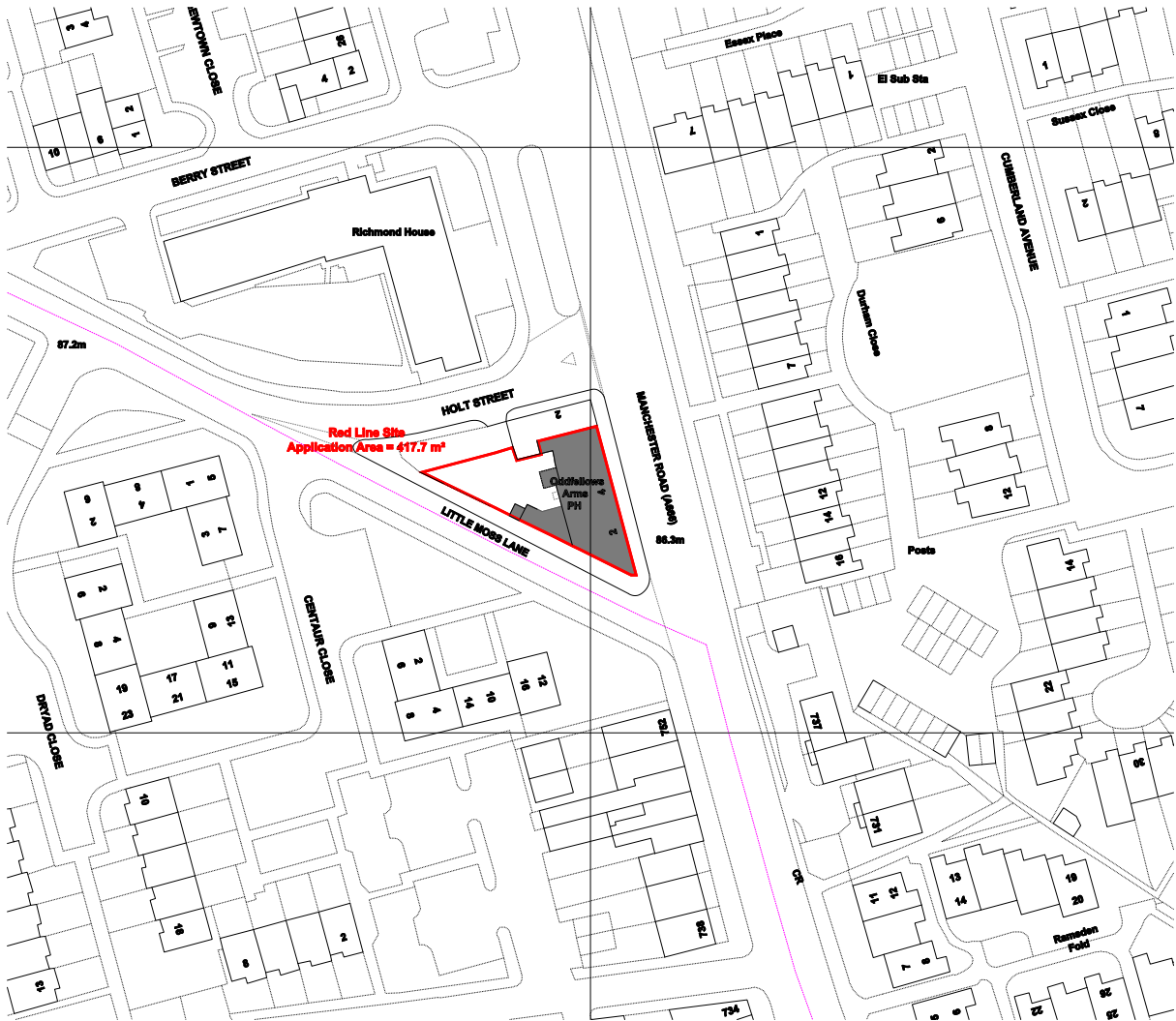
The site is in an urban area, on the main road and close to all the local facilities and amenities.

The property is close to Swinton and Pendlebury and the surrounding area is a mix of shops, cafes, estate agents, medical practice, residential housing, day nursery, Clifton Primary School to the north, St Mark's RC Primary School to the east, Mossfield Primary School to the South and St Ambrose Barlow RC High School.

The property is within 0.03 miles of a Bus Stop and within 0.4 miles of Swinton Rail Station.

The site is considered to be in a very sustainable location.

The total red line site application area is 417.7m².



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Sun Path Analysis



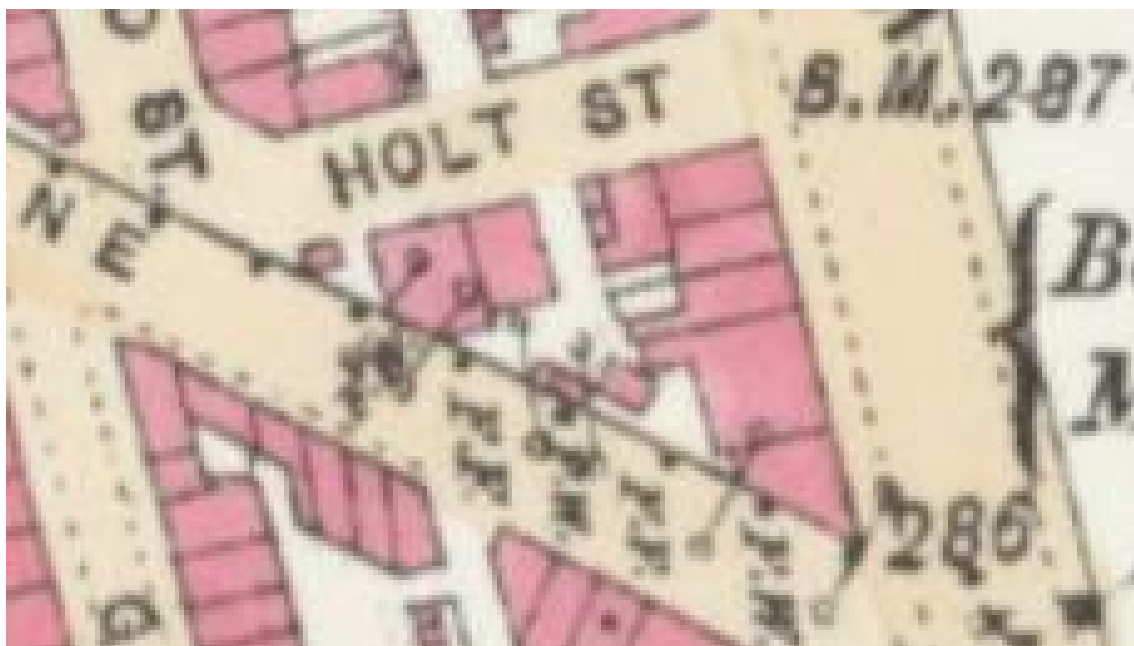
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Historical Context & Available Planning History

The historical OS Maps show the original property being built sometime between 1850 the 1880's as individual units. The Public House first appears at No. 4 during the 1930's and later extended to No.2 in the 1950's.



1889-1891 OS Map



1952 OS Map

Available Planning History

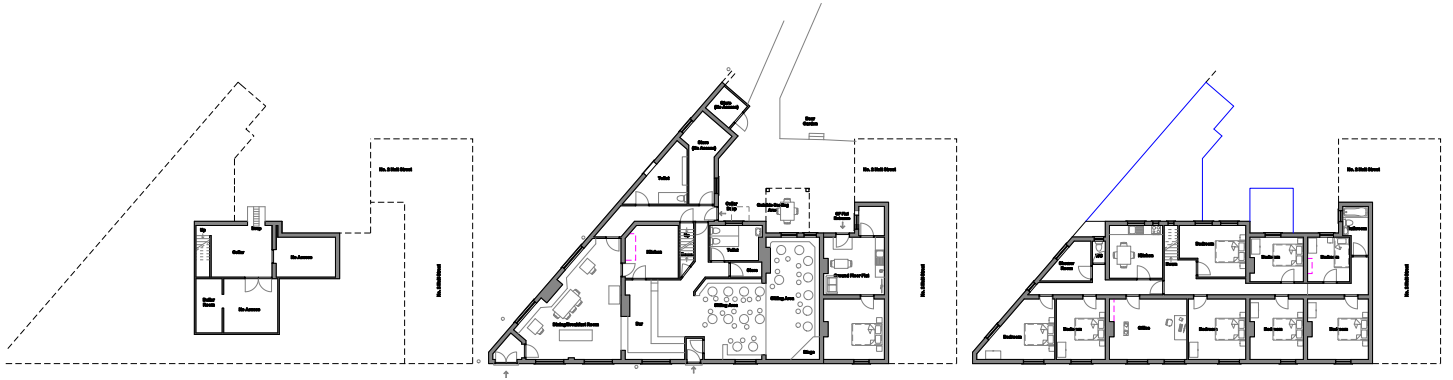
- There is limited planning history for the property shown on the Councils website.
- 2003/46755/FUL Change of Use from ground floor flat to form extension to pub lounge (refused)



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Use, Amount, Layout, Scale



Basement Plan

Ground Floor Plan

First Floor Plan

Existing Floor Plans & GIA Areas

Existing Areas	
Building Footprint	= 254.5m ²
Basement GIA	= 48.5m ²
GF GIA	= 231.6m ²
FF GIA	= 193.4m ²
Total GIA	= 473.5m²



Existing Front 3D Outline Perspective

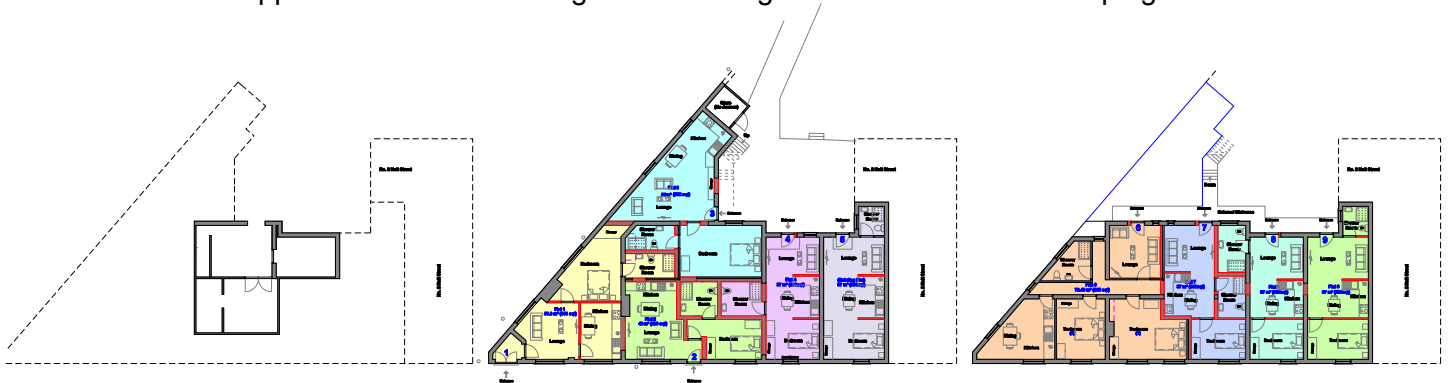
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Use, Amount, Layout, Scale Continued...

The proposal is:-

- To change the use of the existing public house to 8 one bed and 1 two bed residential flats (Use Class C3),
- Flat 1 and 2 on the ground floor would be accessed existing front doors,
- Flats 3 and 5 would accessed from the rear of the property,
- Flats 6 - 9 from a new external staircase at the rear of the property,
- The proposal does not involve any extension to the building,
- The scheme is designed within the existing building with the some new separating walls,
- The proposal proposes 1 new window on the front elevation,
- The appearance of the building will not change and there is no landscaping involved.

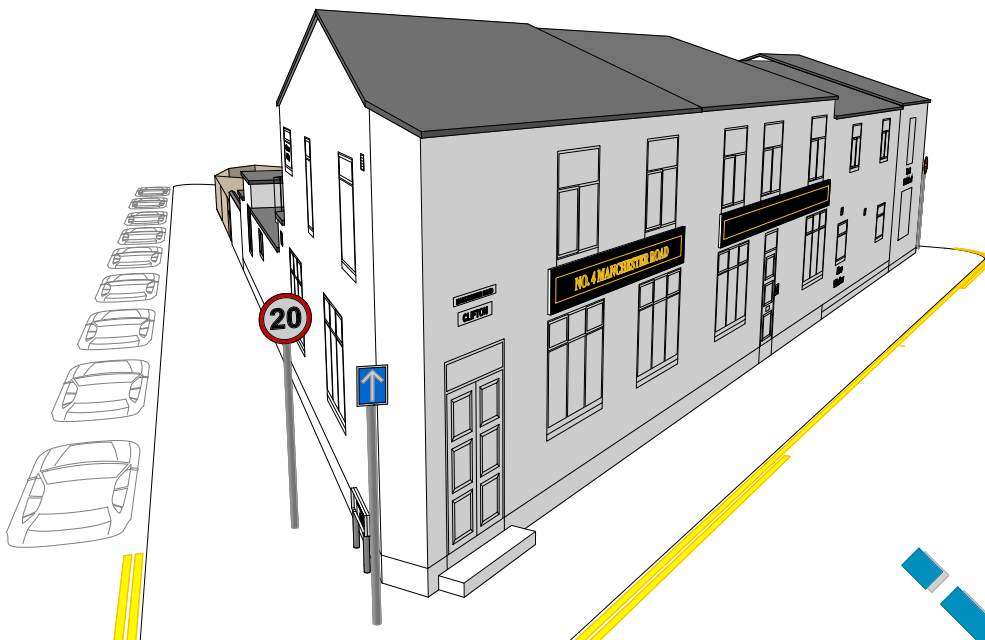


Basement Plan

Ground Floor Plan

First Floor Plan

Proposed Floor Plans



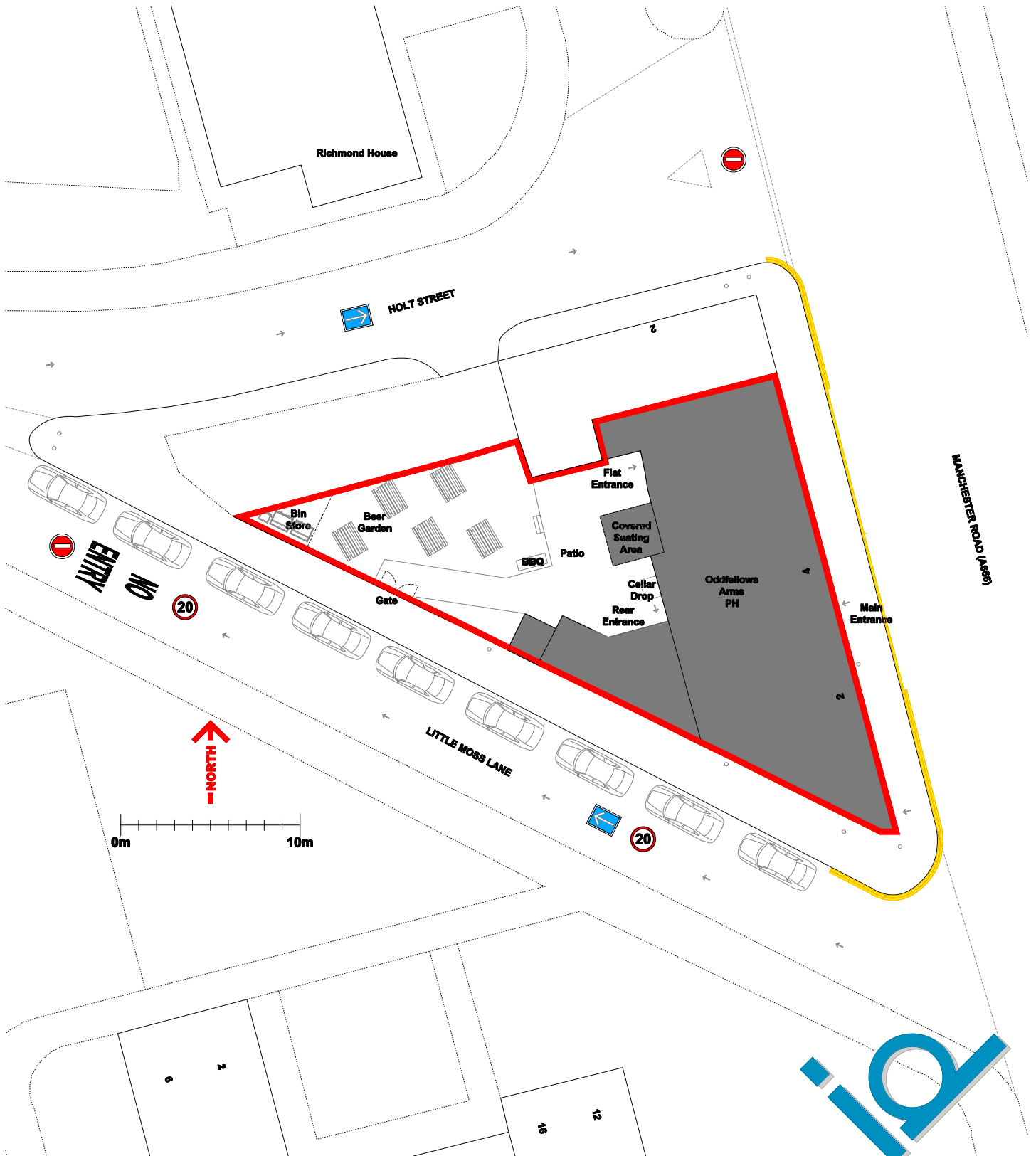
Proposed Front 3D Outline Perspective

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Existing Parking

The existing parking arrangements for the public house are on Little Moss Street, which is a wide one way street.



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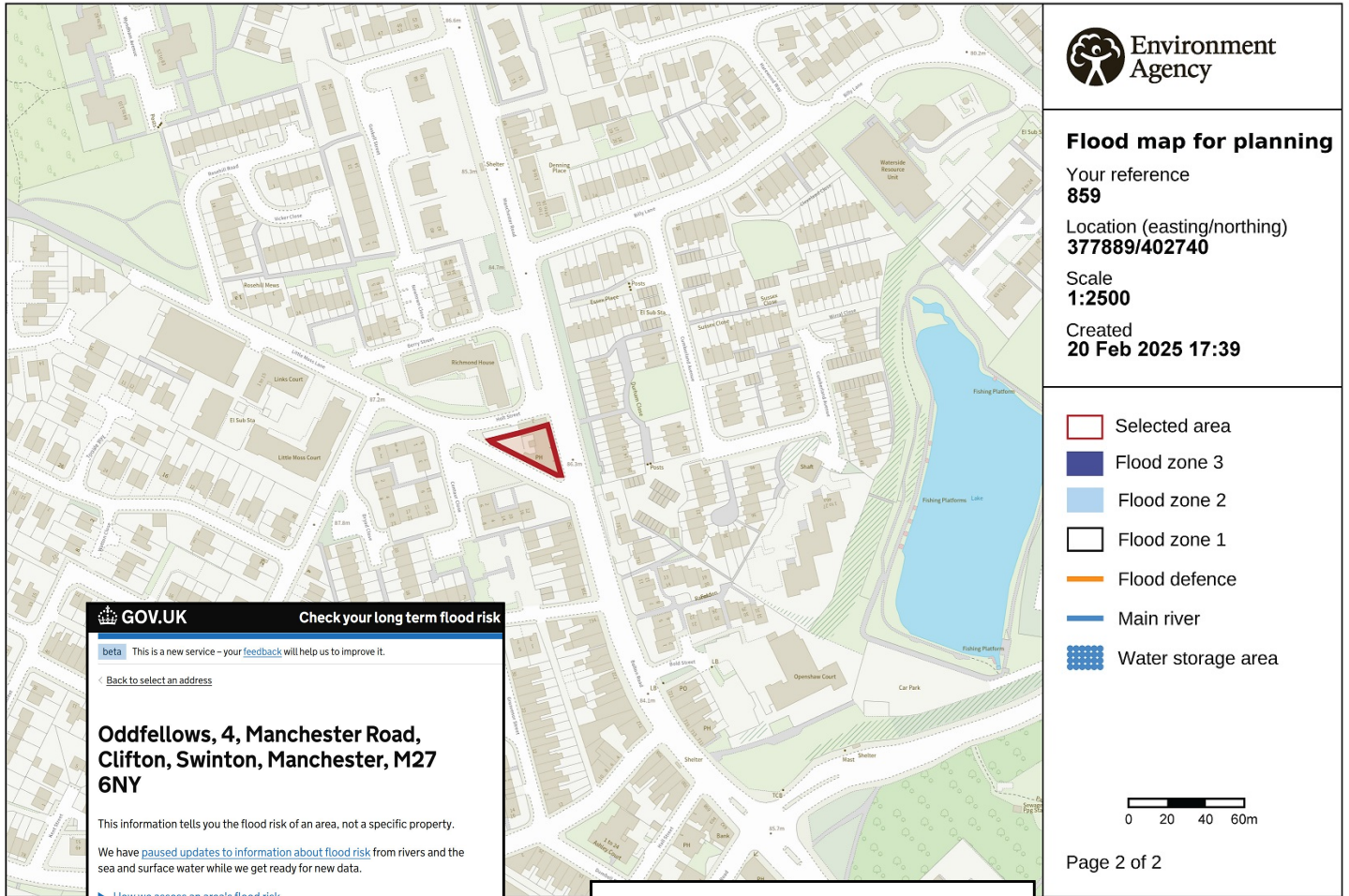
Proposed Parking & New Cycle Spaces



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Flood Risk Information



Flood map for planning
 Your reference **859**
 Location (easting/northing) **377889/402740**
 Scale **1:2500**
 Created **20 Feb 2025 17:39**

- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area



Page 2 of 2

GOV.UK Check your long term flood risk

beta This is a new service – your feedback will help us to improve it.

[Back to select an address](#)

Oddfellows, 4, Manchester Road, Clifton, Swinton, Manchester, M27 6NY

This information tells you the flood risk of an area, not a specific property.

We have [paused updates to information about flood risk](#) from rivers and the sea and surface water while we get ready for new data.

[How we assess an area's flood risk](#)

Surface water [More about your surface water flood risk](#)

Yearly chance of flooding

Very low Low Medium High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

[Why surface water flooding is a problem](#)

Rivers and the sea [More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low Low Medium High

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

[Why flood defences cannot completely prevent flooding](#)

Other flood risks [More about groundwater and reservoirs](#)

Groundwater Flooding from groundwater is unlikely in this area.

Reservoirs Flooding from reservoirs is unlikely in this area.

Environment Agency

Flood map for planning

Your reference **859** Location (easting/northing) **377889/402740** Created **20 Feb 2025 17:39**

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2024 OS AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>

Page 1 of 2

Reference number AC0000807064.

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Current Situation

The Oddfellows Arms was acquired by the Applicant in 2010 and was already leased to an existing tenant. Since then there has been approximately 5-6 individual tenants, and each and everyone has had difficulty in developing this a successful pub business. The impact of the Covid-19 pandemic further exacerbated the difficulties and consumer habits also shifted towards drinking at home.

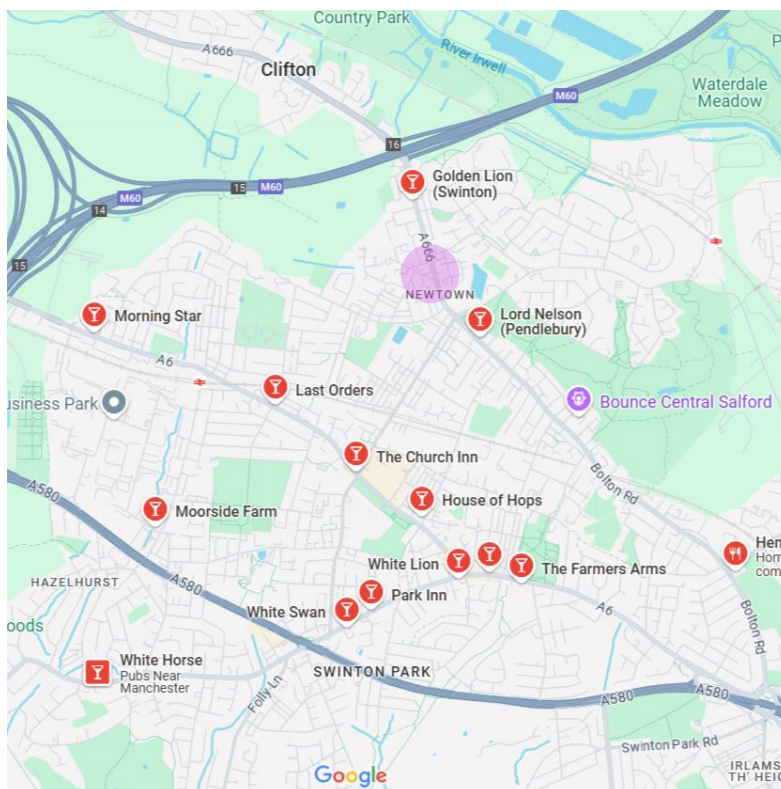
In addition to the problems caused by the pandemic, a significant increase in utility costs and increased beer prices have made it even more difficult to operate this property as a successful Public House. The most recent tenant, who took over in 2022, has also been unable to turn the business around. The property whilst still currently open is steadily deteriorating, in arrears and failing to make a profit.

Despite the Applicants recent efforts, there has been no substantive interest from potential tenants wishing to take on and attempt to develop this as a pub business, making it clear that operating this property as a drinking establishment is no longer a viable option. Given the significant time and investment that the Applicant has made in the property, it is now felt best to create a more successful and sustainable opportunity for the local area.

Over the years this Public House has also been subject to several licensing investigations, noise issues and anti-social behavioural complaints. This proposed change of use and the conversion of the building would negate any such events in the future.

Other Nearby Existing Public Houses and Drinking Establishments

There are currently numerous other public houses and drinking establishments within close proximity of the site therefore this change of use will not have any detrimental impact on the availability of such services within the area.



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Security & CCTV

The existing Closed-Circuit Television (CCTV) system will be altered and upgraded to monitor communal outside area and flat entrances. The system will be an integral tool for enhancing security, ensuring safety, aiding in property management, and providing peace of mind to all tenants.

The CCTV System will include:-

- Cameras
- Video capture of footage from the various areas
- Management monitor to display any footage captured by the cameras
- Recording device that stores footage for future reference
- Control unit to allow management of the cameras

The CCTV System will be used for:-

Security

Deterrence; The presence of cameras to deter criminal activities such as burglary, vandalism, and trespassing.

Evidence; In case of an incident, recorded footage can serve as crucial evidence for law enforcement and insurance claims.

Monitoring; Continuous or scheduled monitoring of entrances, common areas, and parking to help ensure the safety of residents.

Safety

Emergency Response; CCTV systems can assist in quickly identifying and responding to emergencies such as fires, medical emergencies, or accidents.

Resident Safety; Ensuring that only authorised individuals have access to the premises.

Property Management

Maintenance; Help monitoring the condition of the property and identifying maintenance issues.

Regulations Compliance; Ensures adherence to safety and security regulations.

Assurance

Peace of Mind; Enhances the feeling of safety and security among residents, contributing to their overall well-being.

Accountability; Help in holding tenants and visitors accountable for their actions.



Door Entry System

New door entry security system will be installed as part of the refurbishment to control access to the outside communal area and each flat. This will enhance security and ensure that only authorised individuals can gain entry.

The door entry security system will provide a vital function in maintaining the safety, security, and convenience of residents. By controlling and monitoring access, the system will help protect against unauthorised entry and provide peace of mind to those living in the building.

The system will comprise of:-

- Keypad Entry Panel/fobs for entering
- Intercoms for voice communication between visitors and residents
- Video cameras for visual identification
- Electric locks installed on doors unlocking only when the correct credentials are provided
- Control Panel/Management Software that manages the access control devices, stores access logs, and allows administrators to configure settings

The Door Entry System will be used for:-

Enhanced Security

Controlled Access; to restrict entry to authorised individuals, preventing unauthorised access and potential intruders.

Identification; Visitors must identify themselves through intercom before being granted access, adding a layer of verification.

Resident Safety

Monitoring; The entry systems will allow tenants to verify who is at the door before granting entry, reducing the risk of allowing in unwanted visitors.

Emergency Features; The system will include emergency communication options.

Convenience

Ease of Access; Tenants can use access cards or personal identification numbers for easy entry without the need for traditional keys.

Assurance

Sense of Security; Enhances the overall sense of security among residents, contributing to a more comfortable living environment.

Accountability; Help in holding tenants and visitors accountable for their actions.

Attractive Feature; Adds to the desirability of the property.

Compliance; To meet legal and insurance requirements for building security.



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Management & Tenure

A Management and Tenure Agreement for the new flats will be the formal contract that outlines the responsibilities, rights, and obligations of the landlord, management company and individual tenants. The agreement will ensure the smooth operation, maintenance, and management of the property while clearly defining the terms of occupancy and tenancy.

The agreement will be a crucial document that helps manage the relationship between tenants and property manager, ensuring the property is well-maintained, rules are followed, and both parties understand their rights and responsibilities.

The individual agreements will be used for:

1. Clarity and Transparency; Provide clear guidelines and expectations for both tenants and landlord, reducing misunderstandings.
2. Legal Protection; Protects the rights of both parties and ensures compliance with local laws and regulations.
3. Efficient Property Management; Facilitates the smooth operation and maintenance of the property, ensuring a safe and pleasant living environment.
4. Conflict Resolution; Procedures for resolving disputes, helping to maintain a harmonious community.
5. Financial Security; Ensures consistent rent collection and outlines financial responsibilities.

It is proposed the agreement will generally comprise of:-

1. Parties Involved

- Landlord/Management Company; The entity responsible for managing the property.
- Tenant/Resident; The individual residing in the flat.

2. Property Description

- Detailed description of the property and common areas included in the agreement.

3. Term of Tenure

- Start and End Dates; Duration of the tenancy.
- Renewal Terms; Conditions under which the tenancy can be renewed.

4. Rent and Payment Terms

- Rent Amount; Monthly or periodic rent to be paid by the tenant.
- Payment Schedule; Due dates for rent payments.
- Late Fees; Penalties for late payments.
- Security Deposit; Amount and conditions for its return.

5. Responsibilities and Obligations

- Tenant Responsibilities; Maintaining the flat, adhering to community rules, and reporting maintenance issues.
- Management Responsibilities; Property maintenance, repairs, and ensuring common areas are clean and safe.



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Management & Tenure Continued...

6. Maintenance and Repairs

- Routine Maintenance; Regular upkeep responsibilities, typically managed by the property management.
- Emergency Repairs; Procedures for handling urgent repairs.

7. Use of Property

- Permitted Uses; Restrictions on how the property can be used.
- Alterations; Rules regarding modifications or alterations.

8. Access and Inspections:

- Management Access; Conditions under which the landlord/management can enter (e.g., for repairs or inspections).
- Notice Requirements; Advance notice required for non-emergency entries.

9. Community Rules and Regulations:

- Behavioral Expectations; Noise restrictions, pet policies, and other community guidelines.
- Amenities Usage; Rules for using shared bins and cycle areas.

10. Termination and Eviction:

- Termination Conditions; Grounds for terminating the agreement by either party.
- Eviction Procedures; Legal process for evicting tenants who violate the agreement terms.

11. Dispute Resolution

- Mediation/Arbitration; Methods for resolving disputes between tenants and management.
- Legal Action; Conditions under which legal action can be taken.

12. Insurance

- Tenant Insurance; Requirement for tenants to have renters insurance.
- Property Insurance; Coverage provided by the management for the building.

13. Signatures

- Binding Agreement; Signatures of both parties, indicating their agreement to the terms.

