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DESIGN AND ACCESS STATEMENT

PROPOSED 6BED HMO

AT

**69 BRYNORME ROAD
MANCHESTER
M8 4GW**

MARCH 2022

Introduction

The property is a large 5 bed house in North Manchester , approximately 2 miles north of the city centre.

The proposal is to create a House in Multiple Occupation comprising of an additional bedroom, creating a 6 bed shared living house.

Design and Access

No external changes are proposed to the building itself, although the existing rear garden refurbished and remodelled.

The property is already a large 5 bed house with 4 bedrooms upstairs and a bedroom on the ground floor.

This arrangement will continue with the addition of a further single bedroom on the ground floor. Four of the bedrooms will be en suite and two will share a bathroom on the first floor.

All the bedrooms will exceed the minimum size for HMO rooms of single occupancy (i.e.. in excess of 6.51sqm) and a large, spacious shared kitchen/living space of 27.5sqm will be provided in addition to storage and a separate communal WC.

The existing driveway can accommodate 2 cars and there is ample on street parking in the area. Provision for a 5 cycle rack will also be provided and the property is within walking distance of a major bus route and Crumpsall metro link station nearby.

HMO's are discouraged by Manchester Council where there is an over-proliferation of such dwellings. However, the council HMO register indicates that there are only 6 HMO's in the M8 postcode, these being :

2 Esmond Road, Manchester, M8 9NA

20 Cleveland Road, Manchester, M8 4QU

3 Ingleton Avenue, Manchester, M8 4QT

40 Lansdowne Road, Manchester, M8 5SH

54 Ash Tree Road, Manchester, M8 5SA

63 Bellott Street, Manchester, M8 0PQ

Given there are only 6 HMO's in the M8 area, the proposal will not result in an over proliferation.

It is expected that the high quality refurbishment and living arrangements will be tenanted to single professionals looking for a convenient commute to the city centre and for whom convenience, peer support, proximity to good transport links and flexibility provide an ideal solution. The property is located close to North Manchester General Hospital and often young medical professionals and doctors also prefer to live in such accommodation. The HMO will have bills included in the rent and this is a very appealing option for many people.

Notwithstanding the above, the proposal will contribute to alleviating the City's well publicized housing shortage

Conclusion

The proposal will not contribute to the over proliferation of HMO's in the M8 area and with only a 1 bed increase in the number of existing bedrooms, will not lead to any significant negative impact on the amenity of the area. It will provide a high standard, attractive housing option for single professionals and sit comfortably in the neighbourhood