

Design and Access Statement
535 Barlow Moor Road Chorlton Manchester M21 8AQ



**Proposed Conversion of a House of Multiple Occupation to
Three Apartments**

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PLANNING AND
BUILDING CONTROL

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The Property.

The property forms one half of a pair of semi detached properties located on the west side of Barlow Moor Road. A licence has been granted by Manchester City Council for the premises to be used as a House of Multiple Occupation .

The property comprises of a kitchen dining room, toilet and two bedrooms on the ground floor; four bedrooms and a bathroom on the first floor with a toilet and two bedroom at the second floor level.

The property is situated close to Chorlton Town Centre in an area that comprises predominately of a mixture of commercial properties at ground level with residential accommodation over.

The Proposal

The proposal is to convert property into three self contained apartments. Comprising of a basement conversion providing a one bedroom apartment with separate lounge, kitchen dining area and bathroom. The existing side access to the basement will be replaced by a open and accessible external stair.

The ground floor apartment, accessed via existing front door will comprise of a bedroom with separate lounge, kitchen dining area and bathroom. A new staircase will give access to the apartments second bedroom which will occupy the existing first floor rear bedroom.

The second floor apartment will comprise of bathroom, combined kitchen / dining room, lounge and bedroom on the first floor with a toilet and two bedrooms at second floor level.

Scale

The footprint of the property will remain unaltered.

Landscaping.

The existing grassed area to the rear garden area will be retained. The tree adjacent to the rear of the property which partially obscures the ground floor rear window will be removed.

Appearance

There will be no alteration to the exterior of the property, with the exception of the new side access stairs to the basement apartment and the introduction of light wells.

Access

The existing access points to the building to both the front and rear will be retained.

Parking

The existing off road parking facilities will be retained which provides for one parking space to the front of the property and two to the rear accessed from Cranbourne Road

Refuse and Re Cycling

A set of four refuse bins will be provided for each apartment to facilitate the sorting, recycling and storing of refuse.

Transport Links

The area is adequately served by public transport with regular services providing access to Manchester, Trafford, Didsbury and Stockport. With the added advantage of the Metro being a short distance away from the property

Site Plan

