

1198 Stockport. Statement to reflect on the Manchester Council's Minimum National Standards and Manchester Residential Quality Guidance.

1198 Stockport Road project is an existing 4-bedroom house which is proposed to be converted to 3 self-contained apartments which could be used as step-down accommodation. Two apartments of which to be Affordable Rent and one apartment for Rough Sleeper Accommodation.

Apartment 1 on the ground floor and apartment 2 on the first floor both exceeding the Manchester Council's minimum space standards by approximately 14% (MCMSS 1B1P – GIA 39m², Apartment 1&2 – GIA approx. 44.5m² & 43.5m²). Apartment 3 on the second floor has the GIA of approximately 31.9m² which is achieving 82% of the minimum space standards requirements.

All the apartments were planned to its best layout to fit within the existing wall boundaries. The apartments are all very well lit and will have natural ventilation, good specification throughout and comfortable living. The top floor will have a new dormer to provide more natural light and headspace in the bedroom as well as a new window in a bathroom.

External works are proposed to be done at the front of the house to provide a cleaner solid surface for the better approach to the entrance area and easy bin access. The garden at the back is proposed to have a new patio and new garden turf to be laid to promote a healthier living and a beautiful private outdoor space for the 3 apartments. The boundary treatment walls to be replaced as per drawing 123.1 for the security, making good and well-being reasons. Please refer to the Site plan as Proposed 120.1 drawing for more information.