

Bernard Taylor Partnership Ltd

Elizabeth House 486 Didsbury Road Heaton Mersey Stockport SK4 3BS
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Planning Department
Manchester City Council
PO Box 532
Manchester
M60 2LA

Re: 1198 Stockport Road, Burnage for One Manchester

Dear Sirs,

On behalf of our client, One Manchester, we enclose the following documentation to comprise our application for 'full planning' permission and 'change of use' for the above property :

- Location Plan (ref 3846/100).
- Existing Drawings (ref 3846/110, 111 & 112).
- Proposed Drawings (ref 3846/120, 121, 122 & 123).
- The relevant planning form duly signed and completed.

We would confirm that the planning fee will be forwarded direct to the council by our client and we have informed them of the requirements and process to submit the fee. Our client has asked that the following statement be considered as an integral part of our application.

"1198 Stockport Rd is a large 4-bedroom house located on the busy A6. The property is owned by One Manchester and has been void since July 2020. The property has been difficult to let as a single dwelling. With its busy main frontage and small garden, it was felt that it was not suitable as a family dwelling. This would appear to be borne out by the difficulties experienced in letting the property.

One Manchester is committed to supporting the City in providing accommodation for homeless people. Architects were commissioned to look at the potential for converting the property into single apartments. The chosen layout provided 3 self-contained apartments which could be used as step- down accommodation.

Following discussions with the homelessness section within the City, it was agreed that three apartments in one block would be too many to manage but one of the apartment would be suitable for the step-down accommodation.

Directors: V J Saunders BA(Hons), B.Arch, ARB, RIBA, SCA, CAABC. M Atkinson BA(Hons), M.Arch, ARB, RIBA. Associate Director: S Dennis BSc, B.Arch(Hons), ARB, RIBA. Associates: E M Denby BA(Hons), M.Arch, ARB, RIBA. L J Taylor BA(Hons), M.Arch(Hons), ARB, RIBA. Company No. 4168609.

Architecture. Conservation. Urban Design. Surveying

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The City therefore are fully supportive of One Manchester's endeavours to refurbish this house into apartments. So, two apartments would be for Affordable Rent and one apartment for Rough Sleeper Accommodation Programme (RSAP)".

Yours Sincerely,

Josh Pearson

Part III Architectural Assistant
BA(Hons), MArch

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