

Proposed Conversion of existing property to form 4no. 1 bedroom self-contained flats.

452 Moss Lane East, M14 4PW

Design and Access Statement

On Behalf Of

Mr B Khan

Prepared by



June 2021

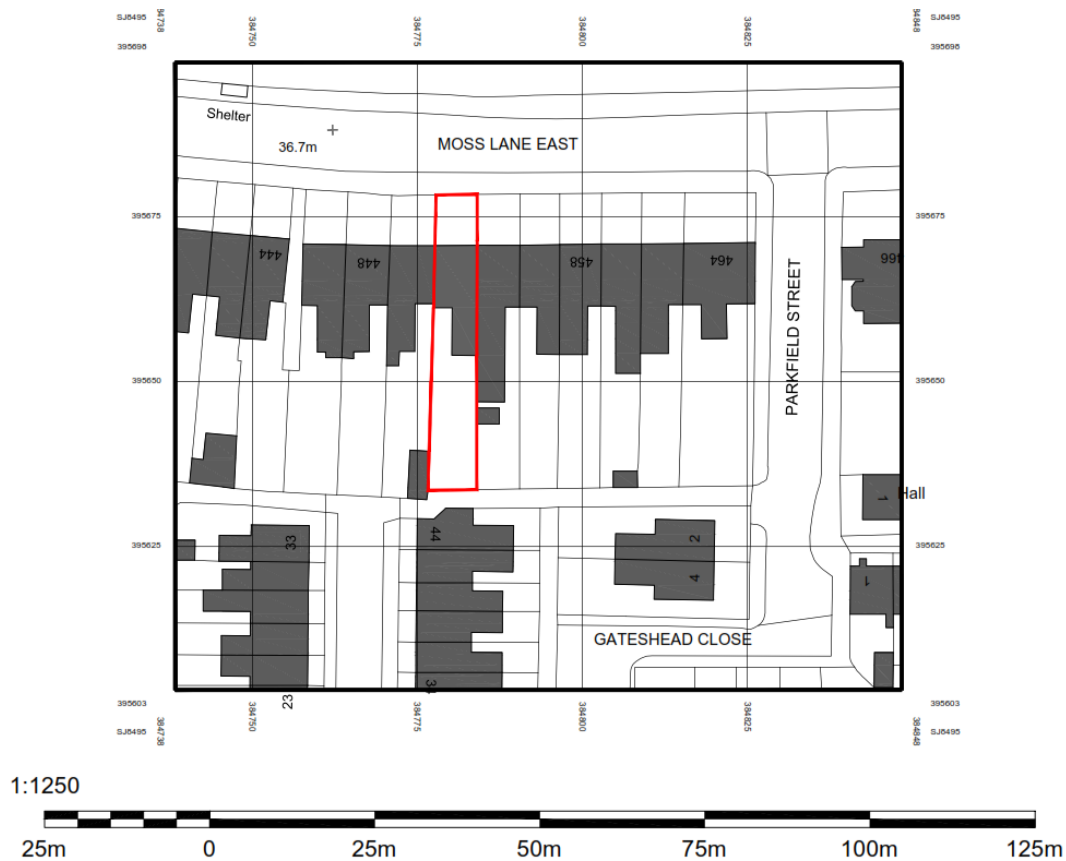
This Design and access Statement accompanies the full planning application for the proposal.

Contents

- 1. Introduction**
- 2. Assessment**
- 3. Evaluation**
- 4. Design**
 - 4.1 Use**
 - 4.2 Amount**
 - 4.3 Appearance**
- 5. Conclusion**

1 Introduction

This statement has been prepared by Philip Lambert Architecture Ltd in support of a planning application for the conversion of the property at 452 Moss Lane East to form 4 self-contained 1 bedroomed apartments.



The report has been prepared on behalf of the applicant, the owner of the site Mr Khan.

The property had historically been used as a HMO, but is now in need of re-use as the property is no longer accepted as a HMO.

The property is located in an area where a single-family dwelling of this size would not be required, measuring at 300 Sq.M GIA this is a substantial property capably of being reused to better purpose. The proposal put forward would allow this to be the case.

In order to gain a full understanding of the detailed proposals. This Statement should be read in conjunction with the submitted planning drawings.

The Design and Access Statement has been prepared in line with the recommendations within the guidance document "Design and Access Statements: How to Write, Read and Use them", published by CABE.

2 Assessment

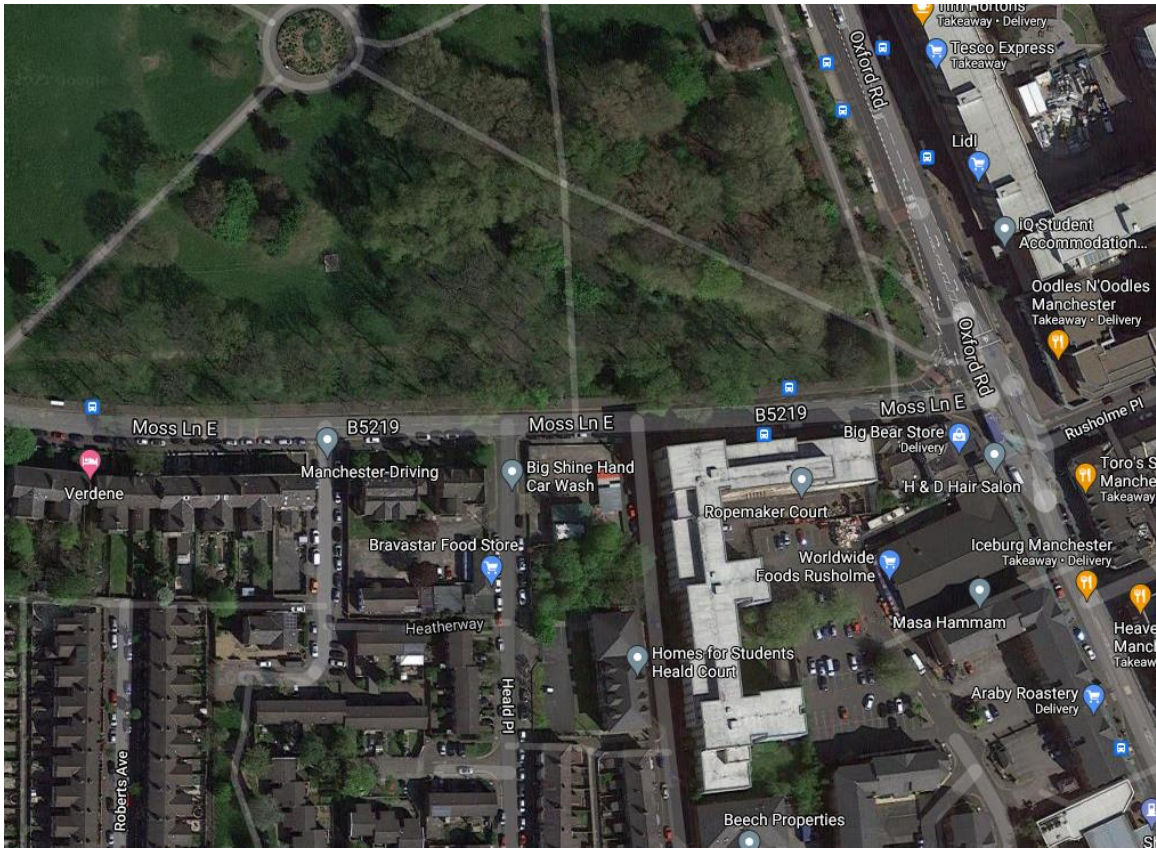
Context

The development proposal soe not seek to extend or alter the existing building. The only alterations proposed would be the new separate access to the basement apartment. (this access would not be seen from the street, only when approaching the existing door would it be apparent)



The property is situated in a very accessible area, with the Wilmslow Road / Oxford Road bus route being only a two-minute walk away.

The below extract illustrates the proximity. (Verdene being the neighbour to this property)



Whitworth Park is situated opposite the property, so although the property does benefit from its own rear garden, the park opposite provides additional space for residents.

The area is highly populated by students and young professionals, small one bedroomed apartments are therefore in high demand.

The primary access to the property is from the North from Moss Lane East, but there is also access to the rear garden from a passage linking Playfair Street and Parkfield Street.

3 Evaluation

A review of the information collected and assessed so far is undertaken to inform the site redevelopment:

- The site is in an established residential area with a mix of students and young professionals.
- Consideration is needed of previous uses and that there is no requirement now for such a large family home in this location.
- The house had previously been used as a HMO but is no longer allowed to do so.
- The alterations to the property are to be minimal.

4 Design

4.1 Use

The proposal is for 4no. 1 bedrooms apartments.

The proposed apartments areas range from 63 Sq.M to 75 Sq.M. all of which exceed the standards set out in the space standards.

The proposal will see the re-use of an empty property.

There will be no alteration to the perimeter fence / wall of the site, which will minimise the impact on the street scene

The proposal will retain the access to the rear garden space.

4.2 Amount

The total building floor area measures 300 Sq.M. across 4 floors. With a footprint of 75 Sq.M.

The Site itself measures 303 Sq.M. illustrating that there is a shared amenity space of 228 Sq.M.

4.3 Appearance

The proposed materials are all as existing.

5 Conclusion

- This Document has been compiled to inform how the property can be adapted to create 4no 1 bedroomed apartments, all of which exceed the housing size standards.
- Although there isn't off-street parking provided, the location is a very sustainable one.
- It is felt the proposals put forward provide a solution that should be considered acceptable given the context provided.