DESIGN AND ACCESS STATEMENT

16a Albert Road
Levenshulme
Manchester
M19 3PJ

PROPOSAL

Conversion to form 4 No. Apartments to First and Second Floors of Property

1. INTRODUCTION AND BACKGROUND

a. The property is arranged over three floors, ground, which comprises the entrance lobby and staircase accessed via a dedicated entrance on Buckhurst Road and also via a separate entrance door located to the rear of 16a Albert Road (this entrance is to be blocked off as part of the proposal), first and second floors which extend over the two retail units (16 and 16a Albert Road) the ancillary accommodation to same and a self contained bedsit.

b. The first and second floors of the property are currently vacant. It is understood that the property was previously used for residential accommodation. The ground floor retail unit is used as a barbers.

2. USE

a. The proposed use of the first and second floors will be as 4 self contained apartments, 2 on the first floor and 2 on the second floor.

b. Other than the blocking up of the access door at the rear of 16a Albert Road, which formerly lead to the entrance staircase leading to the upper floors, there are no changes proposed to the ground floor.



View from junction of Albert Road and Buckhurst Road

3. APPEARANCE AND SCALE

a. There are no changes to the elevations / fenestration, the proposed apartments utilise the existing window / door openings.

b. All of the proposed apartments exceed the minimum spaces standards of 37m^2 (apartments with shower rooms) and 39m^2 (apartments with bathrooms) as prescribed by the Department for Communities and Local Government – Technical Housing Standards – Nationally Described Space Standards (as amended May 2016).

c. Apartment 1 extends to 51m^2, apartment 2 extends to 43m^2, apartment 3 extends to 44m^2 and apartment 4 extends to 42m^2.

4. ACCESS

a. The existing access to the proposed apartments will be via the existing dedicated access located on the Buckhurst Road elevation.

b. The communal refuse bins are located within the walled yard area. These will be accessed by the residents of the proposed apartments via the alleyway to the rear.

c. The site can also accommodate up to 7 vehicles parked on the Buckhurst Road elevation which is accessed via the existing lowered kerb. This parking is shared between the existing ground floor retail units / office / bedsit and upper floors (all of these being within the ownership / control of the applicant).

d. Given the very good public transport access with bus stops within 20m of the site on Albert Road and Levenshulme Railway station approximately 150m away it is envisaged that most of the proposed residents will not have their own vehicle.

e. 4 No. secure bicycle storage racks will be installed within the rear yard area in a location that can not be seen by the general public (the yard is enclosed by a 2.1m high masonry wall).