Design & Access Statement



View from Wilmslow Road

Background
The applicant has owned the building since the 1970s, when it was converted into two flats - a one-bed and a four-bed.

The site edged red is entirely in the ownership of the Applicant, and is 501m2 in total.

Context
The existing building is part of a short section of homes on the W side of Wilmslow Road. They are four stories high - lower ground, ground, first and second (roof) stories.

The building is accessed via the pedestrian entrance off Wilmslow Road, or from the existing car park to the rear.

Proposal
The proposal comprises internal works to convert the existing flats into five new flats comprising **2x one-bed flats**, **2x two-bed flats**, and **1x three-bed flat**. A new bike rack is provided to the rear. The existing waste management arrangement is retained.

Existing shortcomings
The existing accommodation is substandard and poor, and the building has suffered water damage since December 2015 when it was vacated.

Benefit of proposals
The purpose of the proposals is to provide three additional homes for market rent.

Accommodation Schedule
All figures are Gross Internal Floor Area measurements.

Existing Building	*269m2*
Proposed Building	*269m2*

Car parking
There are 11 car spaces currently on site (no change before/after development)

Access
The building is readily accessible, lying on a quality bus route to and from the city centre, and to the neighbourhood centres of Fallowfield, Withington and Didsbury.

Pre-application discussions and other consultations
No discussions have preceded this submission.