PLANNING AND
BUILDING CONTROL
27 NOV 2012

DESIGN & ACCESS STATEMENT

Conversion Of Existing Dwelling From Two Self Contained Flats Into One Residential Dwelling

The Mount, Wythenshawe Road, Northern Moor, Manchester M23 0PD

ASSESSMENT

The site is at currently occupied by a Two Storey detached Dwelling built circa mid Nineteenth century.

The site is currently used by tenants of the Flats One and Two The Mount.

The area is residential and the surrounding dwellings are a mixture of two storey buildings. Parking is currently provided on site for numerous cars.

USE

The proposed conversion will create a two storey five bedroom dwelling with off road parking and a private garden, for family use.

AMOUNT

The floor area will remain unchanged.

LAYOUT

The new dwelling will have an open frontage, private rear garden and patio area to the rear. The application will not lead to the felling of any trees. Three off road parking spaces have been allocated for the dwelling, to the front of the house. Additional parking will be available to Hallas Grove if required. Off road parking is also available for visitors at the front of the property.

SCALE

No changes are proposed.

LANDSCAPING

The garden areas will be lawn with borders and limited planting.

ACCESS

Access to the site will be via Wythenshawe Road via the existing access and gates. No additional access requirements will be needed. There is no access to the rear. The front entrance will be moved and will have a level approach and the dwelling will conform to Doc.'M' Building Regulations.