PROPOSED FLAT CONVERSION OF EXISTING 2 STOREY BUILDING,
71 Purcell Street, Longsight, Manchester, M12 4NU.

DESIGN AND ACCESS STATEMENT

GENERAL:
The Existing building wasa mid terrace 3 bedroom 2 storey structure. It was under single occupancy in 2003. I have converted it in to twoone bed roomed flats. The building is on Purcell St, Longsight, Manchester.

Location:
Purcell Street runs East / West between Northmoor Road and Rushford Street. This part of Longsight was developed at the turn of the century with a range of smaller type terraced houses.
Manchester City centre lies less than three miles to the north east and can be accessed via nearby A6.
There are retail facilities on Northmoor Road but more substantial facilities are available on the A6 which is to the 0.3m west .

ACCOMODATION:
The existing Building is constructed in brick to all elevation beneath a pitched slate covered roof.

SERVICING:
The flats are accessedfrom the main entrance on thePurcell St as it was previously.The refuse bins are stored in the backyard.

CAR PARKING:
Car parking is on the street where many car parking bays have been created by the council.

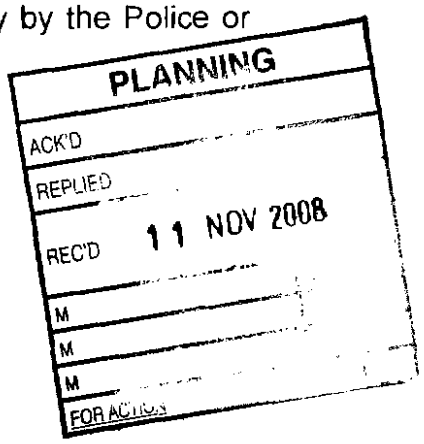
DESIGN:
The layout was determined by the available accommodation and keeping in mind the proximity of the other buildings.
There were no alterations to the front or rear elevations.

AMENITY SPACE:
Amenity space is provided by the back yard and the street scape as is in keeping with the area.

SECURITY:
No additional requirements (above the normal) are considered necessary. We shall propose additional measures if advised to the contrary by the Police or Local Authority.

MATERIALS AND FINISHES:
The existing materials were maintained..

CONSULTATIONS:



Preparation and development of the proposals have been carried out without consultation with the Planning department as I was not aware that planning permission was required. I have now become aware of the necessity of planning permission and building regulation approval. I am thus submitting this application.