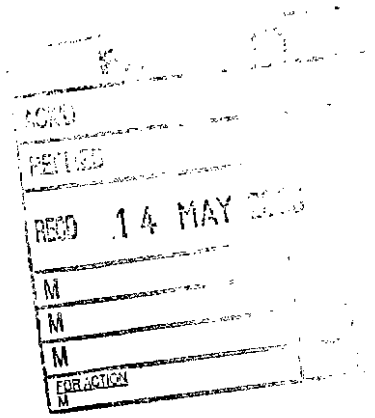

Planning
Design and access statement
238 Abbey Hey Lane
Abbey Hey
Manchester
M18 8TW

Design
The development was conceived with the inclusion of ambient disabled only because of the stepped site configuration
The design will not affect the high ways as the existing site access will remain the same.
This is for a change of use a single dwelling house to two apartments,
The main finishes roof and walls will stay the same, the external windows will be slightly re designed to for the fire escape windows required along with internal alterations
Use,
Two Apartments
The new design will meet modern day facilities and standards
Amount
There are no changes to the site size and configuration
Layout
The development is in the same proportion as the existing.
Scale
There are no changes in size to width, height or depth
Landscaping, the frontage windows will have a new look but the site main look will stay the same. There will be a secure bin storage area to the rear for both apartments use and access
Appearance. Will remain the same the finishes will match the existing.
Access
The property is located on a main Residential road through Abbey Hey. With parking lay bys to the front and bus stops, public transport within 50m.
The ground floor access is via a step, but the internal configuration also via steps as existing there fore the use will be restricted to ambient disabled
Local Planning people involvement, at this stage there has been no pre planning advice sought.