PLANNING AND
BUILDING CONTROL
23 FEB 2011

PLANNING, DESIGN AND ACCESS STATEMENT
PROPOSED GROUND & FIRST FLOOR FLATS
8 KINGSCLIFFE STREET
MOSTON

Purpose of Statement.

This Planning, Design and Access Statement has been prepared by Rob Sheard on behalf of Christine Brennand (Managing Agent) to accompany a Full Planning Application submitted to Manchester City Council.

The Statement sets out the Design and Access parameters that have been applied to the proposal, outlining the design principles and concepts and how issues relating to access in and around the site have been addressed.

This statement should be read in conjunction with the following documentation:

- Application Drawings; RS2010/102 –001 to 006

Introduction.

The planning application is for the conversion of an existing semi detached dwelling house into two self-contained flats, one wholly contained at ground floor level, the other wholly contained at first floor level. The basement of the building is to be retained as existing with the exception of reintroducing an external access stair.

DESIGN

Use & Amount.

The existing internal layout of the building lends itself well to the proposed conversion, while retaining the majority of the original features and structure of the building and not compromising layout or space of proposed flats. The client is looking for a high quality standard of finish, which they feel will suit small families and commuting professionals alike whom they feel are lacking in the immediate area.

The decision to split the building was also driven by the client's belief, that the building if offered to the market as a single dwelling is too large in its relationship to the surrounding housing stock, as well as offering poor external amenities for larger families.

Layout.

The footprint and external area of the existing building remains largely unchanged.

New external rear access points to basement, ground and first floors are proposed.

Plus the removal of an existing dilapidated outbuilding.

Scale.

The scale of the existing building is unaffected by the proposals.

Appearance.

The overall appearance of the existing building will be significantly improved due to much needed renovation of external features including cleaning / re-pointing of facing brickwork as well as new windows, doors and rainwater goods sympathetically detailed to match the adjoining property.

ACCESS

Vehicular access and transport links

The location of the site is such that it provides appropriate links to the local centre of Moston and its associated facilities, by means of transport modes other than private car. The closest local bus service stop is situated on Church Lane approximately 500m from the site. The site also benefits from wider transport links, Moston Rail Station approximately 3km away and junction 21 of the M60 within approximately 4Km.

Inclusive Access

The building will benefit from level pedestrian access to the rear of the ground floor flat, which will link to rear parking provision and level access to the rear yard from back of kerb.

The scheme design will be evolved to fully comply with Part M of the current Building Regulations and be DDA compliant.

Emergency Services

Access for emergency services are unaffected by the proposal.