P.W.Kay
Architectural Services
23, Gloucester Road, Urmston
Manchester M41 9AF
Tel: 0161 748 9846
Email: pete@wmkay.fsnet.co.uk

PLANNING AND
BUILDING CONTROL
23 NOV 2012

DESIGN AND ACCESS STATEMENT

SITE	**7, St. Brendan's Road North, Withington, Manchester**
PROPOSAL	**Conversion of terrace residence to two apartments**
APPLICANT	**Mr. Gary Barker**

Proposed

The proposal is to convert a single terraced dwelling into two independent apartments.

Property Description

The dwelling, which was built during the 1930s is terraced with lounge, living room, kitchen, three bedrooms and bathroom.
There is a small garden with a privet hedge at the front and a rear yard leading to a service passage.
It is brick built with a slate roof with a pleasing appearance.
St. Brendan's Road is fairly wide and parking of vehicles would present no problems.

The Design

When considering the design the first criteria was the internal layout and providing a separate access for each of the apartments.
The small porch has been eliminated and a partition with two entrance doors introduced slightly in front of the original door.
One door would be accessible with a hallway for postage for No. 7 and meter readings for both apartments.
On the ground floor what was the kitchen will be transformed into a spacious bathroom, the rear lobby to be the kitchen.
What was the living room will become a bedroom and the lounge at the front unchanged.
On the first floor the only changes are the front bedroom which will now be the lounge and the small bedroom converted into a kitchen of a reasonable size.
What was originally the bathroom will remain the same with new appliances and the door relocated to eliminate the necessity of stepping down to the penultimate stair tread.

Elevations

The outward appearance will hardly change except for the front entrance and the change of the windows.

Plans and elevations existing and proposed are enclosed

Peter Kay
Architectural Consultant
23, Gloucester Road,
Urmston
Manchester M41 9AF