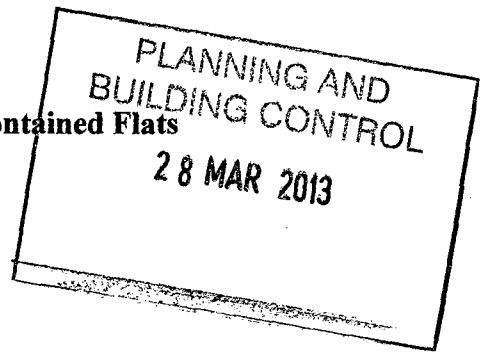
DESIGN AND ACCESS STATEMENT



44 Cavendish Street, Hulme, Manchester M15 6BQ
Proposed Change of Use of Ex Upper Floor to Self Contained Flats
for Mr R Ali

GENERAL

Site History and Background

The site of approximately 260sq m consists of a ground floor of a closed Public House with cellar storage area with a first and second floor single flat unit with separate entrance
The four storey building is approximately 70 years old is constructed in with rendered walls beneath a slated roof
The property has received a planning approval for a new shop front on 24th April 2012 ref 098481 and an invalidated application ref 101423 for Change of Use to HMO
There is no other known planning history

Environs

The presently vacant premises is situated on the corner of Cavendish Street with the recent residential development close to the Cambridge Street on the edge of the University area
At the rear of the property is a small walled yard area accessed from the open side passage
At the rear of this and the adjacent property is an open private residence car-parking area
The shop can be accessed from the front and the upper floors accessed from the side passage to an existing rear staircase

The Proposal

The proposal is to retain the existing partially completed upper floor refurbishment of the building and convert to 2no self contained Flats on the first floor and 1no 3-Bed Flat on the second floor

Car Parking

There is no on site parking but resident parking discs are available for the property,

Waste Management

The existing waste management strategy will be maintained

Landscaping

There is an existing hard standing and small garden area to the rear which will be retained

Conclusion

The client wishes to retain the existing layout as much as possible as conversion to an HMIO are not allowed in this area
We are of the opinion that these proposals enhance the property and the surrounding environment to the benefit of all parties concerned