DESIGN & ACCESS STATEMENT

FOR:

A PROPOSED CONVERSION OF A LARGE VICTORIAN SEMI-DETACHED HOUSE CURRENTLY CONTAINING 4No FLATS INTO A PREMISES HOUSING 6 No SELF CONTAINED FLATS.

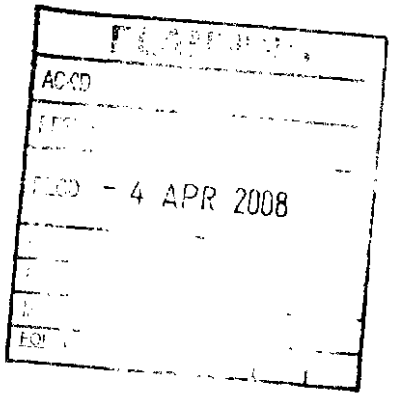
AT:
96, CLYDE ROAD, WEST DIDSBURY, MANCHESTER. M20 2JW

Prepared: 31st March 2008.

The proposals are for the conversion of a Victorian semi-detached house, which houses four flats into six self-contained flats. There is currently a ground floor flat, a first floor flat and two second floor flats the cellar area is used. These flats were formed some years ago and are now all vacant. The proposed six self-contained flats are to be arranged as follows: two duplex flats in the ground floor and cellar areas, two flats at first floor level and two flats at second floor level.

The ground floor is approximately 850mm above the garden levels which is virtually level hence access into the existing is via stone steps at the front entrance with no arrangements for disabled access since the site does not lend its self to it.

Disabled access can not be achieved without undertaking considerable alterations to the site layout that would prevent car parking and waste bin storage to the front garden area and also not allow vehicular access to be formed between numbers 94 & 96 Clyde Road. Whether there are four flats or six flats the concept for access is the same and in this instance the historical design of the premises makes the provision of ramps for access impractical but by coupling the garden areas with number 94 Clyde Road it facilitates excellent arrangements for car parking etc. The Applicant also owns number 94 Clyde Road, which means the the garden areas can be readilly combined and by combining them the available car parking spaces can be doubled for each property from two spaces per house to four spaces per house. It is also intended to provide a shared bicycle store for up to eight bicycles at the rear of the properties and an enclosed shared Euro waste bin storage area with a pergola over within the front garden area of numer 96 Clyde Road.



There is to be a shared driveway between the to premises thus opening up the rear garden and allowing five of the car parking spaces to be formed in this area. One of these spaces is to be a disabled space.

In the rear garden area a lawned section is to be retained as a shared recreational facility between the two premises.

The conversion works are to fully comply with the current Building Regulations with particnlar emphasis on compartmentation, means of escape, sound insulation and thermal insulation.

The works are to be carried out to an high standard to allow the developer to either self the flats on completion or consider making them available to rent again. The premises are situated in a predominantly residential location close to both colleges and hospitals so there is always a demand for good quality accommodation.

The property is located within easy access all local towns and the City Centre with all its facilities. The National Motorway Network is within easy reach and Manchester International Airport is within easy reach. Railway transport is also close by with stations at Burnage and also East Didsbury.