1 Redshaw Close, Fallowfield, Manchester M14 6JB **Nov - 2011**

PLANNING AND BUILDING CONTROL
13 DEC 2011

This statement is in support of an application for full planning permission, and will be updated where necessary as the application proceeds.

Client: Mr. T. Dimond

Site location: 1 Redshaw Close, Fallowfield, Manchester M14 6JB

Agent: Ian Wanless, 92 Green Pastures, Heaton Mersey, Stockport, Cheshire SK4 3RA

Site **N**



Site Assessment

1 Redshaw Close is situated in the Fallowfield area of Manchester, close to the main bus routes off Wilmslow Road. The house is accessible from a DDA perspective, however to make it fully DDA / DFA compatible the costs would be prohibitive.

The existing house was constructed in the 1990's and comprises red facing brickwork, with brown concrete tiled roof. The topography of the site is flat. Landscaping consists of hardstanding to the front, rear and side of the property; there are no trees within the immediate vicinity.

The property is currently registered Student Accommodation and is classified as a HMO (Class C4).

The surrounding area consists almost exclusively of traditional two storey traditional mews and semi-detached properties, with the rear of the University of Manchester Ashburne Hall directly adjacent to the property. This is a 1920-30's building with is predominantly red brick and a grey slate roof.

Need for the proposals

The overall aim of the project is to provide additional student accommodation which will be converting the existing living room into a bedroom. The existing kitchen / dining facilities are to re-designed and refurbished to improve the living standards in the property. Finally, a utility room is to be built off the kitchen / diner with washing / drying facilities incorporated, and a new communal living room will be built to the rear of the property

Design criteria

The proposals for which permission is sought involve a small single storey extension to the rear, style to match the existing. The external walls are to consist of red facing brickwork with white aluminium bi-fold doors; the roof is to be a concrete roof tile with appearance to match the existing concrete tiles to the main roof.

Level access shall be provided throughout via the front entrance through to the new living room. However costs prohibit the inclusion of a disabled w.c. to the ground floor.

Vehicular access

Vehicular and pedestrian access to the site will be unaffected by the proposals as. The existing single car parking space to the front of the property will be retained. No new parking areas, or footpaths are to be adapted or created.

Energy Statement

The property has been granted Building Regulation approval, however the insulation values proposed exceed the minimum requirements by >20%.

The client is to replace the existing original gas boiler with a new 'A' rated one as part of the works.

Further works to replace the existing timber windows with more energy efficient PVCu are planned for the future.

Currently the walls / floor / roof are insulated to 1990's Building Regs standards.