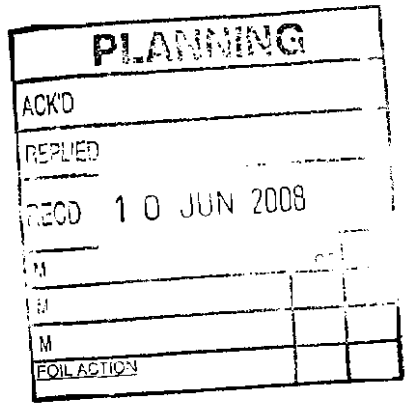
Gordon Kenyon

From: Lucy Walker [l.walker1@manchester.gov.uk]
Sent: 25 April 2008 09:52
To: gordon@1queensway.ndo.co.uk
Subject: Re: 6 Errwood Road



Gordon

Apologies for the delay

Thanks
Lucy

Lucy Walker
Principal Regeneration Officer (Capital Initiatives)
Levenshulme Ward Co-Ordinator
South Manchester Regeneration Team
Manchester City Council

Tel (External) 0161 277 1896
Tel (Internal) 805 1896

l.walker1@manchester.gov.uk

—— Forwarded by Lucy Walker/Chief.Executives/MCC on 25/04/2008 09:50 ——

Lucy Walker

15/04/2008 14:34

To: Ian Jarvis/Chief.Executives/MCC@MCC
cc:
Subject: Re: 6 Errwood Road Link

Dear Ian

Further to the planning application refusal for 6 Errwood Road, in response to the reason given below I can make the following comments:

Previously the South Manchester Regeneration Team lifted our original objection to the development of apartments in this building on the grounds that we do not think it is feasible for this particular building to be converted back in to family use as a single unit. This opinion has been reached on the basis that the adjacent properties have already been converted into apartments and that the value of this property as a single unit would outstrip the average value buyers are willing to pay in the immediate locality.

Also, on closer consideration of this area of Levenshulme we feel that over supply of apartments is not as much of an issue as is seen in other areas of South Manchester.Given that the property is unlikely to be used as a family home we would rather see a development of high quality apartments at this address than low quality apartments or the building being used as an HMO.

I hope this is of help

Regards
Lucy

[redacted]

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Mr Steven Brown
402 Didsbury Road
Heaton Mersey
Stockport
SK4 3HB

28th August 2007

To whom it may concern,

In response to the question whether there is a demand for two bedroom apartments in the Levenshulme area I can report as follows. Recently we have definitely seen an increase in demand for two bedroom apartments in the vicinity of the A6, Stockport Road. Levenshulme benefits from excellent communication links to both Manchester and Stockport City centres by both road and rail and as a result any flat for sale or let in this area always attracts early interest. The interest is illustrated by the fact that at the moment applicants are prepared to pay rent of around £525 to £550 for a two bedroom flat as opposed to an average of £425 to £450 for a well presented two bedroom terraced property.

Indeed there seems to be an even larger demand for period conversions. As a location Levenshulme has not seen a lot of redevelopment in this sector of the market but recently we as estate agents have been overwhelmed by the response to two converted houses that we have marketed. The available units in the 34 Osbourne Road development were snapped up, with some subject to a bidding war, and the apartments in 8 Errwood Road proved to be very attractive to the market, with the developer succeeding in appealing to the high end of the market.

For any further information, supporting evidence or considered opinion please feel free to contact myself, Jonathan Floyd, on 0161 256 6611.

Yours sincerely,

Jonathan Floyd MNAEA
Branch Manager/ Senior Valuer

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,tectural Liaison Unit

Manchester City Council
Chief Executive's Department
Regeneration Division
PO Box 463
Manchester
M60 3NY

Your Ref: 084171/FO/2007/N2

Our Ref: 2007/1271/BH

When calling or telephoning, please ask for Bradley Hart

F.A.O. Ian Jarvis

11th October 2007

Dear Sir,

Re: PLANNING APPLICATION CONSULTATION – 6 Errwood Road, Levenshulme.

Thank you for the opportunity to comment on the above planning application. Having seen the site, I have the following comments to make:

- I am concerned that the entrance to the basement apartment is at the rear of the building. This allows criminals to legitimately enter the side/rear of the site and have access to all elevations of the building, leaving it vulnerable to attack. I would prefer to see the entrance taken off the front of the property, where visitors can be overlooked and do not have to enter private space. If this is absolutely unachievable, the security gate proposed (located along the front elevation) should be 2100mm high and fitted with an audio entry phone system, so that residents can vet callers before allowing them access.
- The main entrance to the building should be controlled by means of a video entry phone system (with the picture viewable on the phone unit, rather than on a television set), so that residents can vet callers to the building before allowing them access.
- I would recommend that all new glazing at ground floor level/easily accessible from ground floor level should be laminated to a minimum thickness of 7.5mm (on at least one pane in a double-glazed unit) and all new windows/doors (including individual apartment entrances) are to 'Secured By Design' (SBD) standards (please see *www.securedbydesign.com* for more details).
- The side/rear of the property should be defined as private space by 1800mm high walls/fencing. The front of the property should be enclosed by low-level walls/railings.
- Lighting should be provided to the front, side and rear of the property, operated by photo-electric cell or passive infrared detectors.
- Any vegetation existing or proposed at the site should be kept to a maximum height of 1000mm and any foliage to trees should be at a height exceeding 2000mm, so as not to create potential hiding places for would-be criminals to exploit or impede natural surveillance of and from the building or parked vehicles.

Yours faithfully

Bradley Hart
Architectural Liaison Officer

NOT PROTECTIVELY MARKED

Divisional and Partnership Support Unit, PO Box 22 (S. West PDO), Chester House, Boyer Street, Manchester M16 0RE
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E-mail: bradley.hart@gmp.police.uk, Website: www.gmp.police.uk

S.B. PROPERTIES

3rd June 3, 2008

To Whom It May Concern:

Please find confirmation that I agree to let four parking spaces to the rear of 4 Errwood road, Levenshulme, Manchester to the residents of 6 Errwood road, Manchester on a 12 month rolling contract basis.

Name. Mr. M. Chaudry.....

Signature M Chaudry.....

Date...3/.6/.08...

Suite 155, 792 Wilmslow road, Didsbury, Manchester, M20 6UG
Tel: 01616140717 Fax: 01616149040 Mob: 07768551808