# design and access statement doc ref 0224 / das

## change of use to form self-contained basement apartment
## @ 80 milwaine road, burnage, manchester, m19 2pr



fig 1 – front elevation (north)

### Introduction

This statement accompanies an application to make habitable the existing basement, forming a self-contained two bed apartment. As part of the renovation works to the property, the applicant also wishes to make habitable the existing roof space to form a fourth bedroom under permitted development rights. This document is intended to demonstrate that the applicant has carefully considered the site, the building and the wider context when formulating the proposal, preserving the character of the area.

The application is accompanied by the following information:

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37 woodcote road, west timperley, Altrincham, cheshire, wa14 5py

- drawing reference 0224 / 001 – existing floor plans & elevations
- drawing reference 0224 / 200 – location plan & proposed site plan
- drawing reference 0224 / 201 – proposed floor plans & elevations

**Site Location**

The application site is located on the quiet residential road of Milwain Road, Levenshulme, a small suburb of Manchester. The front façade of the property is orientated facing North.

The property was originally constructed circa 1920's as a 3 bed semi-detached family dwelling and is traditionally brick built with cellars.

It appears that in more recent years, the previous owner of the property has carried out some unsatisfactory major works to the property which has left the building in a poor state of disrepair. The current occupier of the property (applicant) wishes to make good and renovate the property back to its original state, with the necessities of modern living and making the best use of the large family dwelling.

**Proposal**

Planning consent is sought for Change of Use to form a Self-Contained 2 Bed Apartment using the same footprint of the existing basement. Access from the rear will be made good and windows re-instated (previously removed).

As part of the renovation works to the property, it is also intended to make habitable the roof space to for a fourth bedroom, including the remodelling and making good of the internal and external fabric of the building.

**Environmental Sustainability**

In it's existing state, the properties service installations have been de-commissioned and appear dangerous. It is assumed that the current building is inefficient with high running costs and $CO_2$ emissions. The internal re-modelling and renovation will (where it is reasonable and feasibly viable) integrate and use only materials that are highly efficient with low carbon emission and footprints.

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## Access

Access to the self-contained Basement will be provided using the existing stepped access at the rear of the 80 Milwain Road via gated access at the side of the property.

## Accessibility

The Basement apartment will not be accessible for wheelchair users however, suitable provisions will be made for ambulant disabled users, however, the premises is not necessarily meant to provide housing for the older generation.

## Policy Impact

The proposed development is justified by meeting the requirements and needs of the following policies set out in Manchester's Local Development Framework, Core Strategy and Development Plan:

- **SP1 Spacial Principals –** "creation of neighbourhoods of choice, providing high quality and diverse housing . . ."
- **H1 Overall Housing Provision –** the proposed development goes some way to help meet the overall housing provision up to 2027 and states 60,000 new dwellings will be provided for in Manchester based upon availability, suitability and achievability of developing capacity sites in Manchester's Strategic Housing Land Availability Assessment.
- **H4 East Manchester –** the policy states that over the lifetime of the Core Strategy, the area will accommodate around 30% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained. High density housing will be permitted within the parts of East Manchester that fall within the Regional Centre which are adjacent to the City Centre and includes New Islington. The application site is identified as being within the New Islington neighbourhood in the East Manchester Strategic Regeneration Framework. The application is for additional residential units within an area identified as contributing towards the provision of new dwellings in the City. The application proposals therefore accord with policies H1 and H4 of the Core Strategy.
- **DM1 Development Management –** all development should have regard to various specific issues, including appropriate siting, layout, scale, form, massing and material, the impact on surrounding areas of the proposed development, and effects on amenity and privacy.

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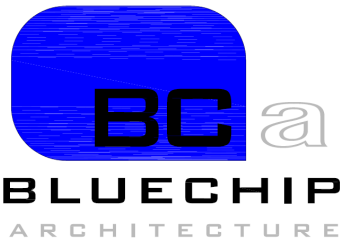


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