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DESIGN & ACCESS STATEMENT

for

CHANGE OF USE FROM C3 DWELLING TO 9-BED HMO

Site Address

26 EGERTON ROAD, FALLOWFIELD, MANCHESTER, M14 6XA

FEB 2013

FARHAN RAMA

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Intro

This statement is support an application for the change of use of single dwelling to a 9-bed HMO in the district of Fallowfield, Manchester. The area is characterised by student houses and flats.

The property is a three / four storey period property of large proportions with a driveway and rear garden. Our client purchased the property early 2012 and fully refurbished it to a high standard for the rental market. He was unaware at the time that a change of use application would be required and now wishes to apply for retrospective permission. Although the property has 9 beds at any given time only 8 would be in use as one of the bedrooms is small and is used by most students as a communal study.

Access

The dwelling is ideally located close to the district centres of Fallowfield & Withington with frequent bus routes into the city centre. There are many shops and stores, food outlets and bars all within walking distance of the property making it a very convenient place to live during your studies.

There is no level access to the front door due to the number of steps and lack of room to the front for a ramp. Internally there are split levels and half landings to each floor level.

Amenity & car parking

The site affords ample amenity space for the residents and thee is off road and street parking available with no time restrictions.

Refuse

The existing number of bins provided and serviced by the council will remain. See waste management strategy.

Summary

Although the proposal may be against new local policy we feel that in this case the site and property can cope with the additional HMO and it would not further exacerbate some of the problems posed by the existing number of HMO's in the area.

Our client has invested a lot of money in to the property and created a very high standard of accommodation. The area will not attract any large families who would pay the asking price required to make the investment viable. We request the application be approved with the appropriate conditions.