52, Central Road, West Didsbury, M20 2TB

Design & Access Statement; proposed conversion of basement to 2-bed flat.

Description of property.
The building is a late-19th century semi-detached house in a predominantly residential area. The property was converted to 3 self-contained flats many years ago, and these were comprehensively re-furbished approximately 5 years ago.

Details of Application.
The application proposes the conversion of the existing cellar to a 2-bed. self-contained dwelling. This flat would be entered through the main building, utilizing the space below the existing main staircase. There would be a small excavated area around the front bay, to provide natural lighting to the lounge area. and an additional small area to thee side elevation. At the rear, the ground would be excavated to form a small external sitting area, together with steps to ground level.
The exposed area of walling formed by the excavation would be rendered and painted; there is a similar excavated area at the adjoining property at no. 54.

PLANNING AND BUILDING CONTROL
07 MAR 2013

Benefits of the proposal.
There is an identified demand for 2-bed housing in this area while the current unused space represents a waste of resources.

Security and Waste Disposal.
It is proposed to add a security gate to the side of the property, together with PIR lighting to the side and rear of the property.
We have proposed a covered area where all the waste bins for the property can be stored conveniently, with easy access for all residents of the property.

Sustainability.

We have proposed no car parking with this application. The site is in a highly sustainable location, with easy access to local shops on Burton Road and Lapwing Lane. There is also the close proximity of the bus terminus, with direct routes to nearby Withington and Northenden shopping centres. The new Metrolink station will also give easy access to the city centre and wider area.

The *Manual for Streets* (para. 8.3.6) advises that provision of below demand car-parking can work successfully where it is possible for residents to reach day-to-day destinations without the use of a car.