D. I. Groves

Architectural Services
Building & Design Consultants

D I Groves BIAT ACIOB
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Surveys, Designs, Plans undertaken

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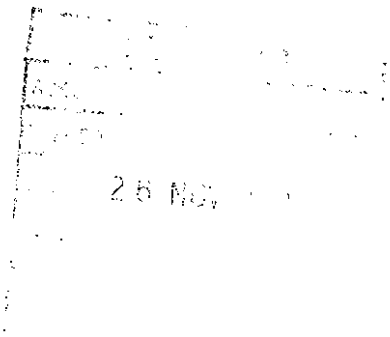

Our Ref:

Your Ref:

16th November 2009

Design/Access Statement

Proposed Change of Use @ 317/319 Moston Lane Moston M40 9NL

1. Type of Application: Full
2. Location: 317/319 Moston Lane Moston M40 9NL
3. Description: Change of Use to First Floor from Stores to Flats
4. Date of Preparation: 16 November 2009
5. Amendments: None
6. Applicant: Mr S Seldon
7. Agent: As above
8. Design Principles:
   a. Amount and Use of Development: The works comprise of the conversion of the existing first floor area previously used as a stores to the ground floor electrical shop. The ground floor has now been an amusement arcade with the first floor being laid vacant since 2001.
   b. Layout: The conversion will bring back into use the vacant first floor by being converted into two self-contained flats with a separate access. Each flat will have one bedroom together with kitchen/dining, living room and bathroom. There will be a communal garden /amenity area in the rear yard. One flat will have direct access at the front on Monton Lane and the second flat a rear access.
   c. Scale: All the conversion works are contained within the existing footprint of the property with the addition of an external staircase to one of the flats.

Continuation Sheet:

d. Landscaping: There are no existing trees and shrubs to be retained.
e. Appearance: With reclaimed facing bricks to match existing together with white plastic framed windows and entrance doors the properties will recreate the original front/rear elevations. Existing slate roofs to be retained.
9. Key Access Issues:
a. The dwellings will be completely self contained units but with a communal rear yard area. Sound insulation and double glazing will maintain modern day standards for flats
10. vehicular/transport:
a. A bus service passes the front of the property and there is a nearby taxi service available
11. Consultation:
a. An initial enquiry was made with the planning department by the client before commencing the scheme.
12. Commitment to Design/Access Statement:
a. The development will be monitored during construction to maintain the principles of the design and access statement.
13. Design Standards:
a. The design includes all requirements for part M of the Building Regulations