urban imprint

Planning, Design & Access Statement

91 Palatine Road, Didsbury, Manchester

Ms. Marie Wronko

September 2016

Project name and Number:
16-026: Palatine Road - Resubmission
Document Name and Revision:
PDAS
Prepared by:
BP
Reviewed By:
JEG
Date of Issue:
03 October 2016

Urban Imprint Limited |.Company number 8059162 | Registered in England and Wales
Registered Office | 82 Reddish Road | Stockport | SK5 7QU

Contents

1. Introduction and Background 4
2. Site and Situation 5
3. Description of Development 9
4. Planning Policy Assessment 13
5. Conclusion 18

1. Introduction and Background

1.1. This Planning, Design and Access Statement (PDAS) has been prepared in support of resubmitted proposals to convert a single dwelling house, 91 Palatine Road, Didsbury, into three self-contained flats.

1.2. The application may be summarised as:

- Internal alterations to form 3No. self-contained flats, including 2No two bed and 1No, three bed;
- Minor external alterations to the exterior of the building (part-retrospective);
- External landscape and parking alterations, including creation of a bin store and shared garden space.

1.3. This development is designed to deliver a mix of housing types within a large former semi-detached home or villa. The apartments are generously appointed and designed to meet the needs of young families and professionals and key workers. This is based on the location adjacent to public transport and within close proximity to hospitals, research centres, the Universities and the city centre.

1.4. The largest of these, being suitable for a young family as a starter home. This development is not designed to be student accommodation or bedsits. The ground floor flat, which has level access may also be suitable for older people wishing to downsize from larger housing. This development is therefore a diverse development proposal offering a range of dwellings suitable for a range of users.

1.5. This is a resubmission of application 110135/FO/2015/S2 for four units within the property, which was submitted on validated on 14 October 2016. An appeal against non-determination was submitted on 22 January 2016 (with the application being six-weeks overdue). An appeal was dismissed on 25 May 2016 (Ref: APP/B4215/W/16/3142188)

1.6. This resubmitted application has sought to address the points raised by the Local Planning Authority (LPA) and the Inspector'sdecision and where relevant these are addressed as part of this statement.

Outline of this statement

1.7. This statement provides the following elements:

- A full description of the existing site and its surroundings
- A detailed description of the proposed development in line with the Design and Access requirements; and;
- An assessment of the acceptability of the proposed development against relevant development plan policies.

1.8. This statement has been prepared to discharge the requirements of paragraphs 14-029 to 14-032 of the National Planning Policy Guidance (NPPG).

2. Site and Situation

Application Site

2.1. The existing building at 91 Palatine Road is a semi-detached dwelling arranged across three floors, in addition to a large basement level. The second floor is almost entirely within the roof space and is therefore not particularly visible from the road. The size of the plot is approximately 0.04 hectares and benefits from large front and rear gardens.

2.2. The semi-detached pair (along with the neighbour 93 Palatine Road) lie at the junction of Danesmoor Road and Palatine Road. Access is taken from Palatine Road. Opposite the property is the bus terminus providing access to many services travelling north-south towards the Manchester City Centre.

2.3. At the time of the first application in September 2015, the property was already in a poor state of repair. This has now further degraded and now urgent attention is needed to bring the property back into use.



General view of the property from the public highway



Palatine Road (General View) from the site entrance

Surrounding Areas

2.4. The surrounding area is almost entirely residential in character, however, along Palatine Road itself there are a number of converted buildings used as commercial premises. Many of the larger terraced and semi-detached properties along Palatine Road and opposite along Central Road and Goulden Road in this area have been converted to flatted accommodation.

2.5. A short distance (2 minutes' walk) to the south at the junction of Palatine Road with Lapwing Lane lies the West Didsbury Metrolink station alongside a number of public houses, banks, restaurants and convenience shopping. Metrolink services connect Manchester City Centre, East Didsbury and further afield to Salford Quays and the Manchester Airport. The property may be considered to be located in a highly sustainable location.



Shops and Services at the junction of Palatine Road and Lapwing Lane

2.6. Whilst very common, apartment conversions in the area are often of poor quality. The character of the area has been damaged in places where proposals have failed to adequately address matters such as car parking, bin storage and out of character exterior changes. The loss of mature vegetation from the street scene is also a common detractor from apartment conversions.



Apartment conversions opposite the site

Local Apartment Schemes

2.7. As noted there are a number of apartment schemes within the immediate area including those in detached, semi-detached and terraced properties. Whilst this is useful in establishing the principle of this development locally, it also demonstrates the character of the main Palatine Road, which cannot be considered to be reflective of a traditional street of family houses.

2.8. Many of these applications have been of poor quality for a number of reasons including the over dominance of frontage car parking, poor bin storage and poor landscaping. Unsympathetic additions to original buildings, removal of original boundaries and gates and the removal of significant vegetation all undermine the character of these areas.

2.9. Nevertheless, there are examples of sensitive and appropriate conversions within the immediate local area which appear to be a result of a careful design approach where is the visual impact of these conversions is lessened by ensuring that vegetation and boundaries are preserved coupled with limited alterations to the fabric of the building.

2.10. Care has been taken with this proposal to ensure that these features do not dominate the design of the scheme and undermine the visual qualities of the proposals through the retention of front boundaries, vegetation and ensuring alterations to the road frontage are minimal.

Ballbrook Conservation Area

2.11. The property lies within the Ballbrook Conservation Area. This area covers the land to the south and west of the property (which is in

the north-east corner of the Conservation Area). The area comprises of Victorian and Georgian residences and shops.

2.12. The Georgian Streets (which includes Danesmoor Road) are described as:

"The tree-lined avenues are fronted by garden walls, mostly in smooth red brick with recessed panels between the piers. The houses, mostly two storey, are also largely smooth red-brick, many with pebble-dashed panels on the first floor, and some with half-timbered gables. Punctuated with projecting bays, oriel windows and porches, the front extensions of the houses are varied and interesting."

2.13. This description is broadly commensurate with the property that is the subject of this planning application, however, the front boundary is constructed of stone rather than the red-brick construction outlined above.



The Ballbrook conservation area: Danesmoor Road

2.14. There are two listed buildings within the vicinity of the site, the first is the NatWest bank at 99 Palatine Road, and the second, some distance away, is the former Withington Town Hall on Lapwing Lane.

Planning History

2.15. As stated, a previous application Ref: 110135/FO.2015/S2 was submitted to Manchester City Council on 24 September 2016. This application sought 4No. 2 bed apartments within the building.

2.16. Discussions with the LPA prior to determination, indicated that they had two concerns about the proposals:

- That four apartments was considered an over intensification of the use of the site and the impact on privacy and amenity of neighbours;
- The loss of a family home within an area which is identified as being for family homes within the Council's housing strategy
- That the use of a basement flat was unacceptable in terms of security given its rear access.

2.17. Correspondence with the case officer during December 2015 and January 2016 indicated that a reduction in the number of apartments to three and the removal of the basement apartment would allow a positive recommendation.

2.18. The application was never determined by the LPA and instead was the subject of an appeal against non-determination, dismissed on 25 May 2016 (Ref: APP/B4215/W/16/3142188).

2.19. The Inspector dismissed the appeal on two grounds which are summarised below:

- That whilst the proposal was acceptable in terms of ensuring that neighbour privacy, the intensification (4 households and their 'comings and goings') of use was contrary to development plan policies.

- The loss of a family home, against the overarching strategy of the LPA, which would adversely affect the overall housing mix in the area.

2.20. However, the Inspector did conclude that the basement flat was acceptable and 'would provide satisfactory living conditions for future occupants'.

2.21. This application has been prepared to seek to address the two outstanding issues raised by the Inspector and the Council:

- A reduction in the intensification of the use of the site from 4 units to 3 (25% reduction)

- A reconfiguration of the property to accommodate a larger three-bed property which could be used as a family home, alongside 2No two-bed properties suitable as starter homes.

2.22. The Inspector also concluded that whilst there are many cases of apartments within the immediate local area, there is a number of differing points of views and 'indicates the finely balanced nature of this case' (paragraph 17).

3. Description of Development

3.1. This section describes the planning application proposal. It is based around the criteria for Design and Access Statement, as set out within the requirements of paragraphs 14-029 to 14-032 of the NPPG in order to discharge the requirements in accordance with the Planning Policy Guidance.

Use and Quantum

3.2. The current building is a large home comprising five bedrooms, three reception rooms and a large basement across four floors. It has previously been used as a family home but more recently as a series of bedsits. Currently the five double rooms could accommodate up to 10 persons

3.3. This will be converted to accommodate 3No. apartments, comprising of one three bed duplex property on the first and second floors and 2No. two-bed properties, on the ground floor and basement. The size of each property is listed below:

- Basement – two bed – 73m^2
- Ground Floor – two bed – 66m^2
- First Floor (Duplex) – three bed – 116m^2

3.4. This resubmitted scheme now seeks to provide a mix of dwelling types and sizes to better reflect the Inspector's conclusions. The duplex apartment is designed to be attractive to a young family.

3.5. All of the seven bedrooms are possible doubles giving a total possible number of up to 14 people in the property . This is an increase of 40% in overall capacity. This is also a reduction in the overall density of the scheme from the earlier submission. Both these matters were considered key indicators by the LPA as part of the appeal process.

3.6. This is a reduction in the number of separate properties by 1 from the previous application which is commensurate with the initial advice received from the Council. This has the effect of reducing the number of separate households within the property, which was the important measure stated by the Inspector in addressing concerns over the ''comings and goings" associated with the proposal.

Layout

3.7. The living accommodation is set out across the four floors of the existing property. No additional floorspace is created.

3.8. Light wells have been added to the front and rear to allow for access to the basement property and to allow maximum potential for natural light. The basement property is accessed from the rear, through a sunken terraced area offering a private garden space.

3.9. Internally the building is little altered with existing room divisions utilised. All the properties have a shared kitchen and living space with the two larger units benefitting from a separate utility space. Each of the two-bed apartments have access to en-suite bedroom facilities with an additional guest toilet provided within each. The duplex apartment has a larger shared, family bathroom complete with a bath making it more attractive to families.

3.10. The duplex property has been designed with a large open-plan living and dining area that can be appointed as per the occupiers needs, offering

opportunities for a home office or as a separate family dining area. As a result, the duplex property may be described as fulfilling the functions of a medium sized family home.

3.11. Externally, parking is provided to the front of the property, and has been carefully designed to allow for the retention of the front wall, vegetative strip and the mature tree in the frontage.

3.12. A bin store is provided to the side of the property, large enough to accommodate the wheel-bin needs of three properties and any ancillary storage required. Beyond this, a gated access provides access to the rear of the property. This gate would be secured and only accessible to residents.

3.13. To the rear, a large shared garden is provided offering opportunities for the drying of washing, entertaining and sitting out. It is secure from the road and well surveilled from the rear facing windows of the properties.

Appearance

3.14. Externally, the building itself is very little altered, especially when viewed from the road. Three small 'velux' type windows are to be installed to provide natural light to living and dining space and the utility. This resubmitted scheme reduces the overall number of alterations from the original scheme submitted in 2015.

3.15. The submitted drawings show the front elevation alongside the semi-detached neighbour to show how the alterations proposed are designed to impact minimally on the visual qualities of the pair within the conservation area.

3.16. Both the LPA and the Inspector concluded that the previous scheme did not harm the special character and appearance of the Ballbrook conservation area. Given that even more limited changes are proposed, it is considered that this application is entirely appropriate for the conservation area.



Front Elevations showing the minor alterations to the appearance

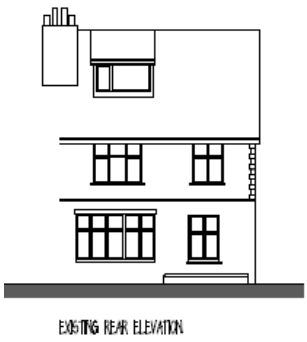
3.17. To the rear, external changes have focused on the fenestration. In order to maximise natural daylight into each of the apartments large 'juliet' balconies are proposed for the ground and first floors and an extended dormer window in the roof space. The latter is retrospective portion of

the scheme being delivered in early 2015 as part of the weatherproofing activities.

3.18. Concern was raised over the 'juliet' balconies as part of the previous application, but the Inspector concluded that there was no negative impact on privacy. In paragraph 13 of the decision the Inspector concluded that:

"Given that there is an existing large picture window in this position, it would normally not materially increase the level of overlooking beyond that that already exists."

As such the balconies remain part of the design proposal.





Rear Elevation showing basement light well and attic dormer

Landscape

3.19. A landscape plan has been prepared by Branching Out Two Limited (Dated September 2015), which provides details of how the front and rear gardens will be landscaped. It also provides details of the bin store and rear access gate. The proposals for the external space are unchanged from the previous application as they were considered to be acceptable by the tree and highways officers at that time.

3.20. In summary, the proposals include a large shared garden area measuring in excess of 110 sq/m sq/m to the rear of the property, complete with seating and patio area, washing line drying area and shrub planting. To the side, the bin store is within a secure, close boarded fence with gated access to the front of the property.

3.21. Parking is provided to the front of the property in bays surrounded by appropriate shrub planting and hedging. The large mature tree planted to the front boundary is retained. The stone built front wall is to be retained, repaired and the missing gatepost reinstated. This allows for the street scene to be retained and the visual appearance of the car parking area to be significantly softened.

3.22. A Tree Survey and Tree Protection Scheme (dated 8 October 2015) has been prepared in support of the application. Demonstrating how the tree can be preserved as part of the landscape proposals. The applicant agrees to a series of suitably worded conditions as necessary to protect this tree.

Access and Parking

3.23. Vehicular access to the property will be directly from Palatine Road. This is an existing access point, and was the same design as that proposed with the earlier application. The Highways Authority have confirmed that this level of intensity would be acceptable in terms of highways safety and impact on the highways network.

3.24. In order to provide appropriate car parking five car parking spaces are provided to the front of the property, based on 1 space for the two bed properties, two for the three bed property and one visitor space.

3.25. Access to the ground floor and the first floor duplex are taken from the original front door. Access to the basement flat will be through the publically viewed rear access gate and then via a stairwell to the rear. Level access to the ground floor flat will make it acceptable for a range of users, including those with impaired mobility.

3.26. The latter access arrangement was considered by the LPA as being of concern. The Inspector concluded that this was acceptable given that the secure side gate was within the public view and that secure doors and security lighting to the rear could be secured by condition.

3.27. The applicant agrees to a condition that requires similar security measures as part of this resubmission to further overcome this matter.

Key differences from previous scheme

3.28. The following bullets summarise the changes that have been made to this scheme:

- Reduction in the overall number of apartment units (and subsequently households)
- Improved housing mix include three bed duplex apartment and two 2-bed properties
- Reduction in the number of new windows and apertures introduced into the principle elevation

3.29. In all other respects this resubmission application is unchanged from that submitted in September 2015.

4. Planning Policy Assessment

4.1. The following section seeks to assess the proposed development against the relevant planning policy tests. In accordance with section 38(6) of the Planning and Compulsory Purchase Act (2004), planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

National Planning Policy Framework

4.2. Paragraph 17 of the National Planning Policy Framework, hereafter referred to as the Framework, sets out the core planning principles which include supporting the delivery of new homes, securing high quality design, and encouraging the reuse of previously developed land and buildings. It is considered that this development positively delivers these aspirations.

4.3. Paragraph 49 states that housing applications should be considered in the *"context of the presumption in favour of sustainable development."* Paragraph 50 goes on to state that the planning system should seek to deliver a wider choice and mix of housing, reflecting local need. Paragraph 51 states that empty housing should be brought back into use.

4.4. It is considered that this application offers a series of large two and three apartments in an area characterised by small apartments and large family homes furthering the choice and bringing the disused 91 Palatine Road back into use.

4.5. This development is designed to fully deliver the aspirations of the Framework and as such should be determined in accordance with a presumption in favour of sustainable development.

Manchester UDP (1995)

4.6. The city-wide development management policies of this plan have been saved and as such still form part of the development plan. Of particular relevance to this application is section 5 – Flat Conversions and sub-policies DC5.1 to 5.4.

4.7. Sub-policies DC5.2 and DC5.4 deal with the principle of flatted development. DC5.2 states clearly that there is a *'presumption in favour of flat conversions in residential areas.'* However, DC5.4 tempers this overarching presumption stating that the Council may resist the conversion of small terraced properties and where the scheme is the first property to be converted in a street of otherwise family dwellings.

4.8. In this case, the dwelling is neither a terraced house nor is it along a street characterised by family homes – many of the dwellings along Palatine Road are already converted to offices and apartments, and as such the presumption should remain.

4.9. Sub-policy 5.2 goes on to state that properties on main road frontages are considered in accordance with the presumption in favour of development. Palatine Road is a major arterial road within Manchester, connecting a number of District Centres, the hospitals and the Universities and is a very busy bus route. This important route is identified on the Manchester Core Strategy Key Diagram 7.1 – this being the most relevant identification of such routes.

4.10. As a result this development can also be considered to meet this clear locational policy test. This frontage to the principle road (Palatine Road) is almost unique within this Conservation Area. Only this property and its neighbour could be considered to meet this specific policy test.

4.11. Sub-policy DC5.1 sets out the detailed criteria (a-g) for determining the acceptability of flat conversions. Policy DC5.3 sets out the importance of providing off-street car parking, provision of external amenity space and satisfactory refuse space being key determining factors. Each of the criteria set out in policy 5.1 are listed below, with our response shown in italics.

a. The standard of accommodation for the intended occupants.

The proposed units all have a good standard of internal and external space, as well as large living accommodation. All properties have a separate secure access and associated parking.

b. Effects on adjoining houses as a result of noise passing through party walls and effecting adjoining housing.

The effects in this instance are limited to those on 93 Palatine Road, number 89 is in commercial use and not physically joined. The party wall with 93 will be designed to meet building regulations standards for noise for a party wall.

c. Adequacy of car parking, off street car parking being normally required where practicable.

Car parking has been provided entirely off-street and to the front of the property. Given the location, adjacent to a number of public transport options the parking provided is considered to be entirely adequate. Access and parking issues were not raised as an issue by the Highways Authority with regard to the previous scheme and as such this revision is considered to meet this criterion.

d. General effects on the character of the neighbourhood

Given that the property lies within the conservation area the key attributes of that area (summarised in chapter 2) should be the key tests against which this criterion is measured. The proposal seeks to retain the front wall, the mature tree in the front garden as well as the overall appearance of the building including its half-timbered gables and pebble-dashed areas.

The limited external alterations proposed are almost exactly the same with the previous 2015 scheme. The Inspector concluded in paragraph 16 of her report that the previous proposal "would preserve the character and appearance of the conversation area".

In addition, the criterion mentions the change to the overall character of the area, if flatted accommodation was indeed not already established. Whilst it is undisputed that the conservation area itself is typically devoid of apartment conversions, Palatine Road, is replete with many examples of apartment conversions.

e. Adequate private outdoor amenity space

Over 110 m^2 of external space is provided as a shared outdoor garden area. This area is secured and separate from the front of the property. The landscape proposals submitted show a layout that allows for the airing and drying of washing, sitting out and entertaining. This area is quite

separate from the parking and other landscaped areas which are to the front of the building, and the bin storage facility that is to the side of the dwelling.

f. Access for all

The ground floor flat has level access allowing it to be suitable for a range ages and abilities in accordance with guidance and the building regulations.

g. Provision for the storage and collection of refuse

A bin store is provided to the side of the property. This is enclosed and secure and allows for each property to have its own facilities. In accordance with the Council's own strategy these can be taken, by residents to the kerb side for collection on the appropriate days. The store is also sufficiently large to accommodate Eurobins or similar should a private refuse collection service be offered.

4.12. This development is considered to meet the requirements of UDP saved policy DC5 – Flat Conservations.

Manchester Core Strategy (2012)

4.13. The LPA and the Inspector consider that the following policies from the 2012 Core Strategy are also relevant to the determination of this application.

4.14. Policy H1 sets out the core principles for delivering new housing in Manchester. It refers specifically to the diversity of new housing, providing amongst others for the elderly and the disabled. It goes on to prioritise the use of previously developed sites in sustainable locations adjacent to the high frequency public transport routes.

4.15. This must be considered in the context of the Spatial Principles set out by the Core Strategy, which supports the creation of high quality, diverse housing. This is a high quality development, designed to meet the exacting standards of the conservation area in terms of its appearance and finish. The scheme will also diversify the local housing mix within the conservation area, which is currently characterised by family housing, both too expensive and too large for young professionals, key workers and young families who wish to move from the 'studentification' of the Fallowfield and Withington areas, but benefit from the convenience of the transport connections.

4.16. Policy H1 also states the importance of suitable design and densities for new development and being designed to allow for the privacy of new residents and neighbours. Previous paragraphs have considered this in depth through addressing the key principles of UDP saved policy DC5 but it is considered to contribute to meeting the principles of policy H1.

4.17. Policy H6 sets out the aspirations for new housing in South Manchester. High density development, which includes apartment schemes (such as this development), *"will generally only be appropriate within the district centres."* Outside of these areas, the priority for identified shortfalls of housing specified as being family housing, housing for elderly people or affordable housing.

4.18. The location of the District Centres is somewhat unclear from the key diagram (Figure 7.1) however, it appears that this site sits within a

triangle formed by the West Didsbury, Didsbury Village and Withington. The site is within 8 - 14 minutes' walk of each. However, the site is only 2 minutes' walk from the West Didsbury Metrolink station and its associated convenience shopping and evening economy features.

4.19. The Inspector (who considered the previous scheme) held the view that the loss of the existing family home on the site should be given some significant weight in the determination, notwithstanding that there is no specific policy reference made to resisting the loss of family homes. This development is not about necessarily delivering family homes, but providing a range of properties suitable for a range of possible users, including disabled people, the elderly, young professionals and families.

4.20. Efforts have been made by the applicant to redesign the scheme to provide a proposal which includes a unit which can support the Council's aspiration for encouraging starter and family homes as well as looking to respond to the local need for professional housing in the immediate area (the site being only two minutes' walk from the Christie research centre).

4.21. Policy DM1 sets out the detailed policies for the determination of any new planning application. Given that this is an existing building which is not to be extended, then many of the criteria do not apply. Matters of highways impact and impact on the character and appearance of the conservation area have previously been addressed and as such are not repeated here, however, contribute to demonstrating compliance with this policy.

4.22. The 2015 appeal set out some of the important remaining considerations for this development, particularly the impact on the surroundings and amenity.

4.23. The LPA had previously been concerned over issues of safety for the access to the basement apartment from the rear. The Inspector concluded this access was acceptable subject to a suitable worded condition.

4.24. The Inspector was further concerned that the intensification of the use would mean that the development failed to meet the policy test with regard to noise and disturbance from 'comings and goings' arising from the new development and was a fundamental reason for the previous refusal. The scheme has been reduced to three flats with the overall number of bedrooms reduced and as such this resubmission seeks to address those concerns.

4.25. Policy EN3 deals with matters of heritage, and given that the site lies within the Ballbrook conservation area this policy is particularly relevant. In summary, the policy requires that development *"preserves, or where possible enhances the heritage asset"* – in this case the conservation area.

4.26. Previous paragraphs have demonstrated how the development seeks to preserve the building and its relationship with the conservation area. The Inspector acknowledges that there is no objection from the LPA on these grounds and considers the previous proposals acceptable. Given the minor changes proposed externally to accommodate the reconfigured proposal it is considered that the proposals meet the tests set by this policy.

Policy Conclusions

4.27. It is considered that in the planning balance this development should be considered entirely appropriate. There is a presumption in favour of this development set by both the Framework but also as a result of saved policy 5 of the UDP. It is considered that the development completely accords with the criteria set out in sub-policy 5.2 which determine the acceptability of these types of development in spatial as well as amenity terms.

4.28. Whilst it is acknowledged that the Core Strategy discourages the development of high density schemes outside of the District Centre, it is considered that this development (by virtue of its location and proximity to three of the key District Centres and location adjacent to high frequently public transport routes) should reflect positively on this development in the planning balance.

4.29. In addition, changes have been made to the proposal since it was submitted last year to both reduce the intensity of use, density and activity it generates and to introduce a range of different apartment types suitable for families and older people in response to policy H1 and H6 of the Core Strategy.

4.30. In the overall planning balance, it is considered that this application should be viewed positively.

5. Conclusion

5.1. This Planning, Design and Access Statement has been prepared in support of a resubmitted proposal to convert 91 Palatine Road, Didsbury into three self-contained apartments with associated car parking, bin storage and landscaping works.

5.2. This resubmitted application seeks to address concerns raised by the LPA and the Inspector, against a previous application submitted in 2015, specifically in terms of the intensity of use and seeking to make a greater contribution to the overall housing needs identified by the policy.

5.3. This statement has set out in detail how the findings of the Inspector have positively amended the scheme, which now proposes one less apartment and units suitable for both families, young professionals and elderly people. The previous scheme was found to be acceptable in terms of privacy, design and impact on the character of the conservation area.

5.4. The proposal is considered to accord with the relevant development plan policies in the Core Strategy and the Saved Policies of the UDP and are specifically targeted at addressing the previous concerns. As such permission should be granted.

Urban Imprint Limited
16-18 Park Green
Macclesfield
SK11 7NA

01625 265232
info@urbanimprint.co.uk
www.urbanimprint.co.uk