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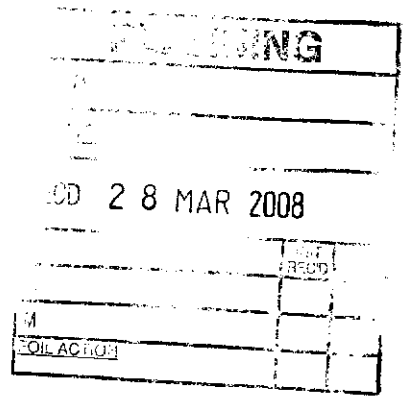
ACCESS STATEMENT:



TYPE OF APPLICATION
Full application engineering with change of use.

PROPERTY LOCATION
25, Mayfield Road, Whalley Range, Manchester.. .

DESCRIPTION + PROPOSAL
Conversion of existing basement into one single apartment. . .

DATE OF PREPARATION
September 2007.

DATE OF AMENDMENTS
N/A

APPLICANT
M. Djanfada.

AGENT
W. A. Anderson. Chartered Architect.

This access statement is prepared under the subject headings proposed by Manchester City Council in its access statement requirements.

1. 0 THE PROCESS

The site is an existing large three storey semi – detached house in a residential street area which is characterised by buildings of similar or identical design. Some are already in use as flats. .

Vehicle and transport links are provided by the adjacent road network where there is a bus service.

2. 0 USE

The planning application is made under the local policy which permits the conversion of large dwellings into self contained units. Permission was granted on the 23rd November 2003 for the previous conversion of the building into 3 self contained flats under permission 068817/2003/S1

3. 0 AMOUNT

The split of the existing dwelling already provides for 3 apartments. The final apartment proposed will be a small unit within the existing basement envelope, with some additional depth added to ensure satisfactory floor to ceiling heights and opening out of the frontage to create a basement light well. . This additional unit will produce an appropriate density given the size of the existing building and site.

4. 0 LAYOUT

The design is a simple use of the area, opening up the basement. Access will be via a new set of steps within the light well. Means of access to the existing units now complete, will be improved via a lengthened landing with steps of easier going and rise.

5. 0 SCALE

The scale and form of the existing building is retained entirely. Only minor elevational changes to the front and side will take place in the form of the new light well and window openings. .

6. 0 LANDSCAPING

The existing garden at the rear will provide adequate amenity spec for all four apartments. Planting to the forecourt which will retain 3 no parking spaces is indicated. The rear garden area will be developed with a mixture of hard landscaping and planting so as to allow the residents to enjoy the benefits of this area.

7. 0 APPEARANCE

The appearance of the development will remain as described above. The appearance of the building in it street setting will remain unaltered.

cont

8. 0 ACCESS

Means of access via front and rear are already established and it is proposed to make improvements as described above.. The philosophy is to take the opportunity to improve the access to the ground floor entrance which serves 3 no apartments.

Vehicular access is to the street frontage. .

W. A. Anderson September 2007.