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Planning Design and Access Statement November 2013

This Planning, Design and Access Statement has been prepared to accompany an application seeking Full Planning Permission to construct two Duplex Appartments from the ground floor and basement levels of, 28 Stanley Road, Whalley Range, Manchester, M16 8HS.

The property is currently divided into five flats.

The flat numbered 1 is located at the front on the ground floor and is accessed via the front door and through an independent entrance off the hallway.

The flat numbered 2 is a two storey one bedroom unit located at the rear of the first and second floor levels, comprising of a bedroom, bathroom and lounge, accessed from the main staircase through an independent entrance, with a kitchen accessed via a staircase to the rear of the second floor level.

The flat numbered 3 is a one bedroom unit located at the front on the first floor level and is accessed from the main staircase through an independent entrance.

The flat numbered 4 is a one bedroom unit located at the front on the second floor level and is accessed from the main staircase through an independent entrance.

The flat numbered 5 is a one bedroom unit located at the rear of the ground floor level and is accessed via an independent stepped entrance at the side elevation

It is proposed to combine the ground floor and basement to develop two Duplex Apartments. These apartments will replace flats 1 and 5 which are Studio/Bedsits and are not suitably sized habitable spaces. The apartment to the front elevation will be a two bedroom unit with access via the front door, with an independent entrance off the hallway. Located on ground floor will be a kitchen with a dining area and lounge. Located on the basement level will be two bedrooms and a bathroom, accessed via a staircase located in the lounge.

The apartment to the rear elevation will be a one bedroom unit with access via an independent stepped entrance at the side elevation. Located on the ground floor will be a kitchen and lounge areas. Located on the basement level will be a bedroom and bathroom, accessed via a staircase off the ground floor entrance hallway.

The proposal to develop two duplex units will improve the accommodation of the flats numbered 1 and 5 without increasing the total number of existing units.

Herein the applicant has detailed improvements she would like to make to 28 Stanley Road.

The applicant intends to carry out the following works to the front elevation which has been neglected for many years:-

Replacing all of the soffit and fascia boards and painting any other parts of the woodwork.

Remove all of the aerials and satellite dishes from the front elevation.

Remove the kitchen waste pipes that come out of the front elevation and replace the missing bricks with reclaimed ones of the same colour and age.

Acid wash the front of the house.

Re-point as necessary to match the existing pointing.

Restore the gate columns and spruce up the wall to make it more in keeping with the age of the house.

There is a rhododendron bush by the front wall in the garden space which will be retained. It is proposed to plant a box hedge along the front wall.

The area to the rear of the property is currently a tarmac surface used for parking. There is a plum tree and some other foliage overhanging from the garden of number 26 which I would like to maintain and cultivate. There are no other plantings in the back garden apart from weeds. It is proposed to plant a box hedge to the rear of this area.

It is proposed to replace the bricked up window to the basement bay with a matching double glazed unit, to provide natural light to the basement bedroom. All other windows to provide natural light to the proposed basement rooms will be located on the side elevation of the property as detailed on attached drawing PA001.

Three parking spaces will be provided at the rear with sufficient space to turn and drive out without reversing onto Stanley Road. It is proposed to provide a further parking space in the front tarmac area, with space to reverse to face the exit onto Stanley Road. It is proposed to nominate the hallway adjacent to the removed Basement stairs for secure cycle parking.

The development of these two Duplex Units will have little or no impact on the local community. In addition it will provide much needed quality accommodation in the area and is therefore considered to be an acceptable proposal.



Signed:

J Evans

Doc ref DAS001