DESIGN AND ACCESS STATEMENT

223 Upper Brook Street, Brunswick, Manchester M13 0HL
Proposed Additional Duplex Self-Contained Flat to Existing Building with 4no Self-Contained Flats
For Mr T Ahmed

GENERAL

Site History and Background

The site of approximately 290sq m consists of a four storey building including a basement that have been divided into 4no self-contained flats on each floor
The four storey building is approximately 100 years old is constructed in brickwork beneath a slated roof
There is no known relevant planning history

Environs

The presently occupied premises is on Upper Brook Street near to the corner with Swinton Grove and is the second of 9no terraced residential properties, the majority of which have been converted into flats
The site is accessed at the front from Upper Brook Street and from the rear from the site side entrance form Swinton Grove

Security by Design

The site is insecure to all sides
There is no level access to the ground floor from the ground level
The 2no existing entrances to the flats will be retained

The Scheme and Proposal

The ground floor flat was designed to have 1no bedroom across the main entrance from the remainder of the flat due to the plan layout of the rooms which was considered to be unsatisfactory and there in the basement was an area used for storage underneath this room
Whilst recently the flats were being refurbished it was decided to combine both these area into a Duplex flat to utilise the situation
The proposal involved minor internal alterations to both floors and was supervised by Building Control not realising that a Planning Consent was required
When this was realised by the client he contacted the Planning Department who advised that an application was required