ARCHITECTURAL STUDIOS

Date: 15th June 2025

Project: 12 Amos Street, Manchester M9 4WL

Design & Access Statement



Introduction

This Design & Access Statement has been produced by Orya Architectural Studios on behalf of our client, the applicant, in support of the submitted Full Planning Application for the proposed change of use and refurbishment of the existing building to provide two commercial units (E(a)) at the existing G/F and 3no. 1-bedroom residential apartments at 1/F, all together with associated external alterations at 12 Amos Street, Manchester M9 4WL, hereafter referenced to as 'the site'.

Report Purpose

This Design & Access Statement sets out the concept, design principles and approaches taken by the design team in informing the proposed submitted scheme. The Design & Access Statement is to be read in conjunction with all associated submitted drawings and documents as part of the planning application.

Site

The site lies within the Local Planning Authorities of Manchester City Council and is located in a residential area. The site is a well-connected area with good public transport with a bus stop at the end of Amos Street on Church Lane (roughly a 2-minute walk).



Location Plan

Existing Site Conditions

The building was previously used as a 'used furniture and appliance store' at the G/F commercial units with the basement and 1/F as storage, the exiting building is currently entirely vacant and has been for several years, (exact date is not confirmed). The building is in currently very rundown, most windows are broken and sealed off with timber sheets to prevent break-ins or any anti-social behaviour.

Planning History

Application Ref:	Description	Decision/Date
123952/FO/2019	Elevational alterations together with internal reconfiguration to create 2 x4 bedroom duplex flats (Class C3)	Withdrawn on 23rd September 2019

The Proposal

Proposed change of use and refurbishment of the existing building to provide two commercial units (E(a)) at the existing G/F and 3no. 1-bedroom residential apartments at 1/F, all together with associated external alterations.

Design Principles & Strategies

The design team have carefully considered key approaches and have implemented strategies in the design of the scheme to produce the scheme. Key strategies and principle applied in the design process include:

- The internal layout of the scheme works to maximise the internal layout to ensure all useable space is made good.
- Provide high quality residential apartments that follow the national described space standards.
- Easy access to separate refuse store for residents and refuse collection services.
- Access to natural light for all apartments.

Area

According to Technical Housing Standards – Nationally Described Space Standard, the requirements for the Gross Internal (floor) Area of new dwellings at different levels of occupancy is as follow:

Table 1 - Minimum gross internal floor areas and storage (m^2)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Figure: National Described Space Standard Table

The area schedule of the proposed apartments is as follow:

Apartment	Area (Sq.m)	No. of Bedroom (b) and bed spaces (persons)
Apartment 1.	39.0 Sq.m	1b1p
Apartment 2.	39.0 Sq.m	1b1p
Apartment 3.	39.0 Sq.m	1b1p

The two proposed commercial units have an internal area of 60sqm. (Commercial Unit 1) and 50sqm. (Commercial Unit 2).

Scale and Massing

Consideration has been made to keep the scale and massing of the existing building within the existing constraints of the existing property line with all alterations kept to internal reconfigurations and some minor elevational changes.

Appearance:

Besides the reopening of the windows that have been sealed up and alterations to the window style and openings, the existing external appearance the building will be retained as existing.

Access

Access for all the residential apartments will be provided through a primary residential access point at the frontside of the property front Mora Street. Both commercial units will have individual access from Amos Street.

Materials

The materials will be in line with the existing finish and appearance of the building and the adjoining terraced properties as only minor external alterations will be made.

Conclusion

The design teams have carefully designed this submitted scheme which is sensitive to the existing established character of the building and its immediate context and the needs of the area. This scheme will be a valuable benefit to the area by providing high quality residential apartments in the existing established residential area.