



Design and access statement

**71 Albany Road
Chorlton Cum hardy
M21 0BH**

05.10.2025

1. Introduction

This Planning Statement is submitted in support of a full planning application for the **conversion and alteration of 71 Albany Road**, Chorlton-cum-Hardy. The property is currently in use as a **six-bedroom House in Multiple Occupation (HMO)**.

The proposal seeks to convert the existing dwelling into **four self-contained residential apartments**, comprising:

- 3 x one-bedroom apartments
- 1 x two-bedroom apartment

This scheme represents a sustainable and high-quality re-use of an existing residential property, aligning with local planning policy and urban living objectives.

2. Site Context

71 Albany Road is a traditional, two-storey terraced property located on the west side of Albany Road in Chorlton. The street comprises a mix of large terraced houses, some converted to apartments, and a modern apartment block on the corner with Brantingham Road. The opposite side of Albany Road is dominated by commercial premises as part of the Albany Road Trading Estate.

The property is close to a wide range of local amenities, including:

- **Morrisons** and **Tesco Express** supermarkets
- Numerous shops, cafés, restaurants, and services on **Wilbraham Road** and **Barlow Moor Road**

It is also well-served by public transport:

- **Chorlton Metrolink Station** (~300m)
- **Barlow Moor Road Metrolink Station** (~1km)
- Frequent bus routes to Manchester City Centre, Stockport, and surrounding areas

Overall, given the facilities in the area which encompass multiple public transport options, together with the range of retail facilities and services available the site is considered to be a highly sustainable location.

3. Precedent: 69 Albany Road

The adjacent property at **69 Albany Road** was recently granted planning permission for a similar conversion from an HMO to four self-contained apartments.

Since its completion, the development at No. 69 has operated **very successfully**, and provides a strong, real-world precedent for the current application at No. 71. The following outcomes have been observed:

- **None of the tenants** at 69 Albany Road have used or owned a private car since occupation
- The **secure, covered bike store** at the rear has been **well-used and maintained**, supporting sustainable transport choices
- The **waste management arrangements** at No. 69 (with bins stored securely in the rear yard) have functioned efficiently, with no overspill, complaints, or disruption to neighbours
- The scheme has had **no negative impact on local parking** or neighbouring amenity
- The visual improvements to the frontage and landscaping have **enhanced the appearance of the property** and the wider street scene

These outcomes provide a robust and highly relevant precedent for a near-identical proposal at 71 Albany Road, demonstrating that the model is not only workable but beneficial to the area.

4. Proposed Development

The proposal includes the conversion of the existing five-bedroom HMO into:

- 3 x one-bedroom apartments
- 1 x two-bedroom apartment

Additional works include:

- Upgraded **front garden and entrance**, including new surfacing and planters
- Reconfiguration of the **rear garden** to provide communal amenity space and a **secure, covered cycle store** for up to 8 bicycles (2 per unit)

All apartments have been designed to **exceed Manchester City Council's minimum internal space standards**, providing high-quality, sustainable housing.

5. Transport and Parking

No off-street parking is proposed. Given the site's highly sustainable location, this is considered entirely appropriate. Key considerations include:

- Immediate access to public transport (Metrolink and bus)
- Walking distance to daily services and retail provision
- Provision of **secure cycle storage** for all units
- Reduced occupancy compared to the current HMO use

This approach directly supports **Manchester City Council's Climate Emergency Action Plan**, which encourages car-free and low-car developments in accessible locations.

6. Waste Management

The development will provide secure and well-managed waste and recycling facilities, including:

- 2 x 240L grey bins (general waste)
- 2 x 240L blue bins (recycling)
- 2 x 240L brown bins (food/garden waste)
- 1 x 240L green bin (glass recycling)

Bins will be stored in the **rear yard**, accessed via a lockable alley gate. This mirrors the **effective and complaint-free waste solution** implemented at 69 Albany Road and will ensure that refuse is managed discreetly and efficiently.

7. Amenity and Design Standards

Each apartment will:

- Meet or exceed internal space standards
- Be designed for excellent **natural light and ventilation**
- Benefit from access to a **shared outdoor amenity space**
- Be served by well-planned and secure **waste and bike storage areas**

In addition, the property will undergo landscaping and external improvements to enhance both **resident experience** and the **visual appearance** of the building.

8. Policy Compliance

The proposal aligns with relevant national and local planning policies, including the **Manchester Core Strategy, Unitary Development Plan**, and associated guidance:

- **Policy H1 – Housing:** Supports re-use of existing buildings for high-quality housing
- **Policy T1 – Sustainable Transport:** Encourages walking, cycling, and use of public transport
- **Policy DM1 – Development Management:** Promotes high-quality, appropriate residential development
- **Policy 5 – Flat Conversions:** Supports conversions that do not lead to overdevelopment or exacerbate parking pressure

The proposal also reflects Manchester's strategic goals on **climate action, urban densification**, and **transport decarbonisation**.

9. Conclusion

This application proposes a well-considered and sustainable conversion of 71 Albany Road from a five-bedroom HMO into four high-quality, self-contained apartments.

The development:

- Improves housing quality and residential amenity
- Supports sustainable, car-free living
- Reduces intensity of occupation
- Builds directly on the **proven success** of the neighbouring scheme at 69 Albany Road
- Aligns fully with local planning policy and environmental objectives

On this basis, the proposal represents a **positive and appropriate form of development** in a highly sustainable location, and we respectfully request that planning permission be granted.