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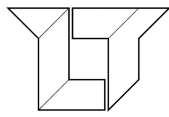
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PLANNING & DESIGN STATEMENT

144 Middleton Road, Crumpsall, Manchester, M8 4LB



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1. INTRODUCTION

This statement has been prepared by Studio Tashkeel Architecture to accompany the application for the proposed change of use 144 Middleton Road, Crumpsall, Manchester, M8 4LB from a single dwelling house to 2 self-contained flats (Class C3). The proposal will use the existing house to convert it into 2 flats and extend the side and rear.

2. LOCATION

144 Middleton Road is situated in the Crumpsall area of Manchester, within the M8 4LB postcode. This location lies approximately 3 miles north of Manchester city centre and is part of the Crumpsall ward in the Blackley and Middleton South parliamentary constituency. The area is well-connected, with nearby access to public transport, including the Bowker Vale Metrolink stop and several bus routes along Middleton Road. The area comprises a mix of residential properties, including houses and flats. Notably, Lovell Court is a mid-20th-century building within this postcode, containing 18 flat units. The area is predominantly residential, with some local businesses operating nearby.



Image 01- View of 144 Middleton Road



Image02- Location Plan 144 Middleton Road

3. EXISTING USE

The existing use of 144 Middleton Road is as a residential dwelling, currently occupied as a single-family home. The property is a semi-detached house, likely built in the early 20th century, and features traditional architectural elements typical of the area. It comprises four bedrooms. The home includes a private garden, off-road driveway parking, and a pitched roof, with a layout suitable for family living. The total land area of this property is 350 m², and the existing building uses up 68 m², which is only 19% of the total area being used.



Image03-Front Elevation



Image04-Side Elevation

4. JUSTIFICATION OF CHANGE OF USE

The proposed change of use from a single dwelling to two self-contained flats aligns with Manchester's Core Strategy, particularly **Policy H3**, which supports a diverse housing mix, affordability, and efficient land use. By converting the property, the development will contribute to meeting the growing demand for family homes, accessible housing options, and optimizing space utilization while maintaining quality standards. The adaptation of existing residential space enhances affordability, provides more choice for smaller households, and supports sustainable urban growth by reducing the environmental impact compared to new-build developments. Additionally, this transformation aligns with Manchester's long-term housing objectives, ensuring vibrant, well-integrated neighborhoods that cater to the city's evolving demographic needs.

The property's location on a corner plot offers significant advantages over a typical terraced house, providing more space for comfortable living and practical amenities. Unlike terraced properties, which often have limited outdoor areas and restricted parking, this property benefits from a large garden, enhancing the quality of outdoor living and recreational opportunities for residents. Additionally, the existing two car parking spaces provide essential off-street parking, a feature that is often lacking in terraced housing, reducing reliance on street parking and improving convenience for occupants. The larger area and additional external space allow for a well-designed conversion that ensures both flats have sufficient living areas, natural light, and accessibility, all while aligning with Manchester's housing policies and sustainable development principles. These attributes reinforce the suitability of the proposed change of use, offering enhanced functionality and long-term value for residents.

5. SURROUNDING CONTEXT

144 Middleton Road is located in a predominantly residential area within Crumpsall, North Manchester. The surrounding context features a mix of semi-detached houses, terraced homes, and some low-rise apartment blocks, reflecting a well-established suburban character. The property fronts onto Middleton Road, a key route linking to Manchester city centre, and benefits from strong public transport connections, including nearby Bowker Vale Metrolink and multiple bus services. The area includes local shops, schools, places of worship, and green spaces, making it a convenient and family-friendly neighbourhood with a strong sense of community.

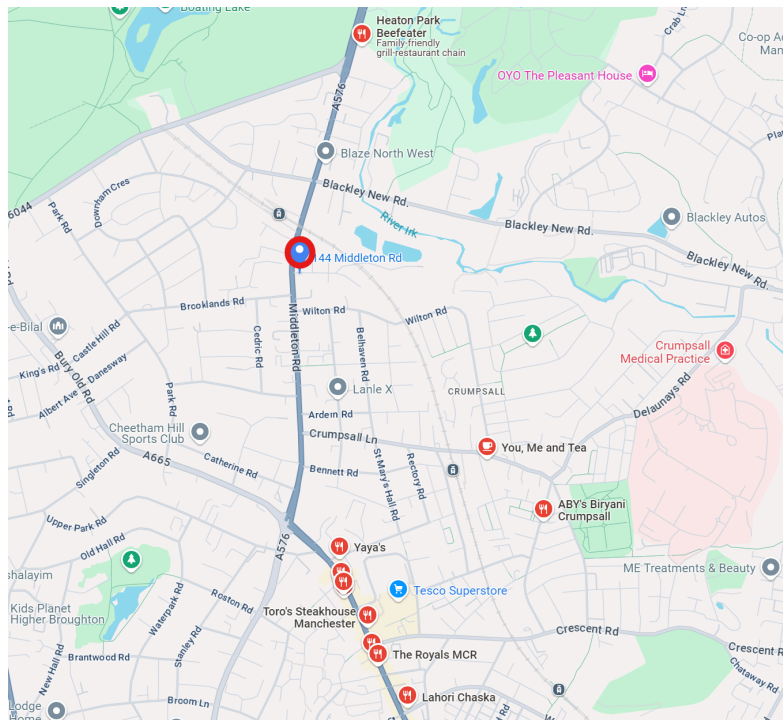


Image05-Local Map showing nearby restaurants, green spaces and shops.(Red Outline is showing the site location)

6. DESIGN PROPOSAL

This proposal seeks to change the use of 144 Middleton Road from a single dwelling to two self-contained flats, containing 3 bedrooms in both flats and with 2 of them having an ensuite, 1 single bedroom and an extra bathroom, and an open plan living and kitchen area.

- The ground floor plan (Flat 1) proposes 3 bedrooms with 2 bedrooms having an ensuite, 1 single bedroom, a bathroom, an open plan kitchen/living space, and a small storage space.

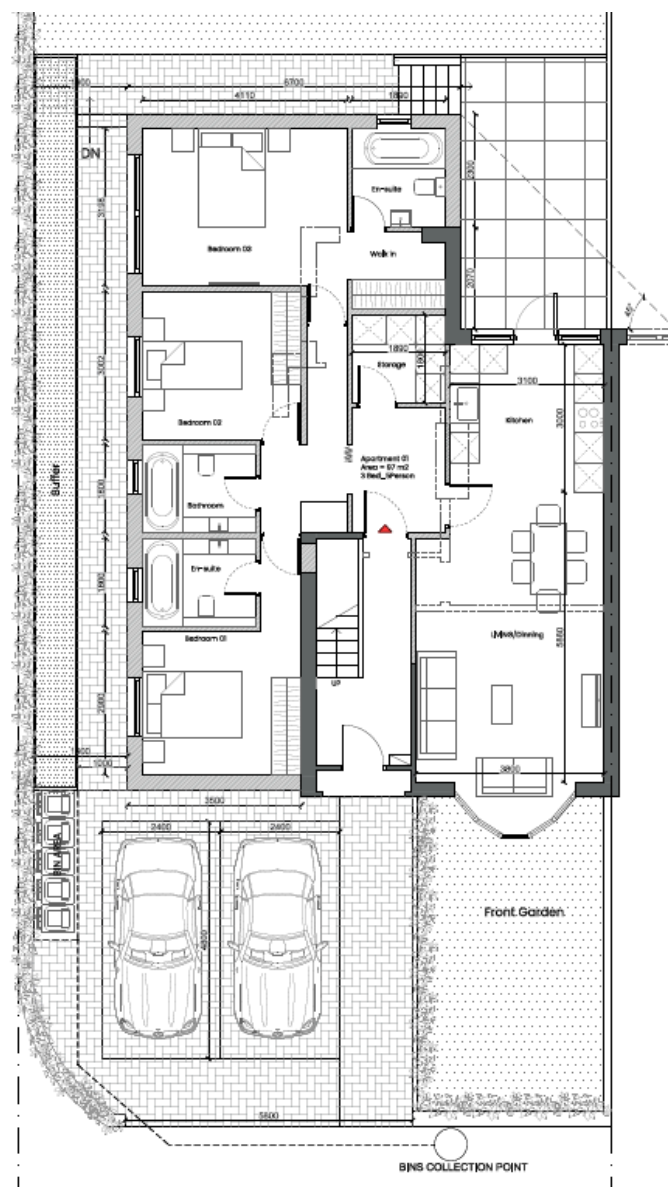
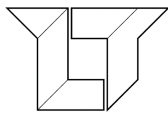


Image06- Ground Floor Plan (Flat 1)



- We propose for the first floor (Flat 2), 3 bedrooms with 2 bedrooms having an ensuite, 1 single bedroom, a bathroom, an open plan kitchen/living space, and a small storage space.

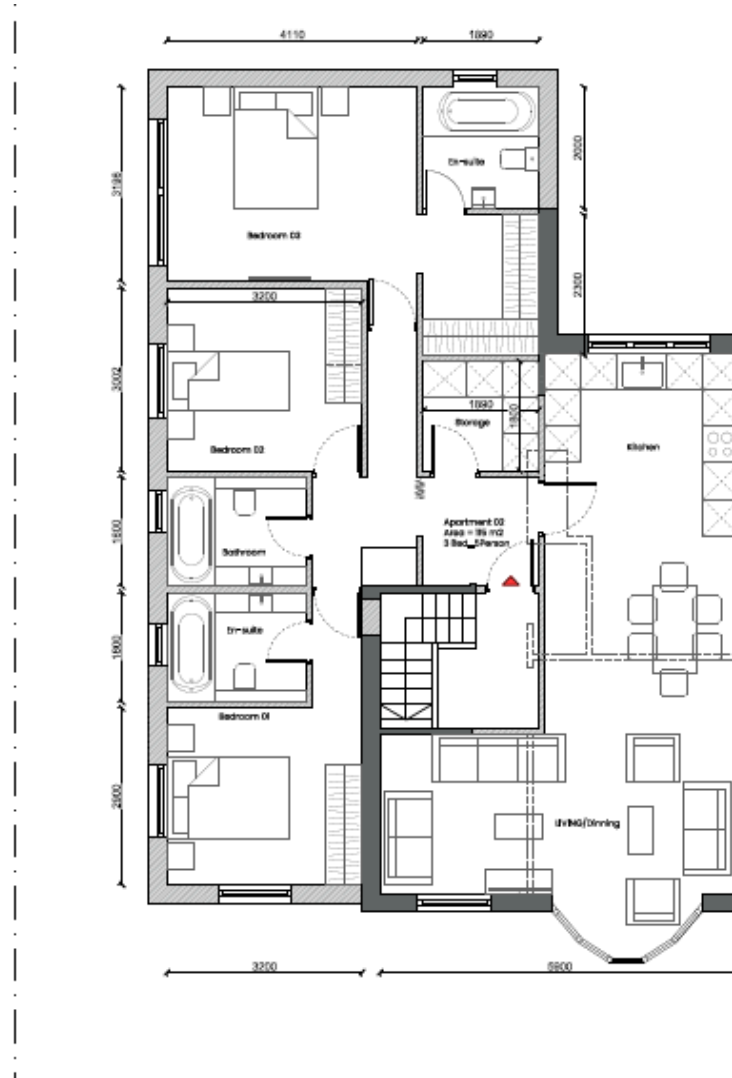
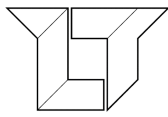


Image07- First Floor Plan (Flat 2)

7. PLANNING POLICY AND GUIDANCE

The planning policy guidance relevant to the proposed scheme, providing the framework for its assessment, is outlined in the following:

- 7.1 The National Planning Policy Framework (NPPF); and,
- 7.2 The core strategy development plan for Manchester
- 7.3 Unitary Development Plan



7.1 The National Planning Policy Framework (NPPF)

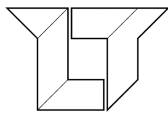
The proposed conversion of 144 Middleton Road from a single dwelling into two self-contained flats aligns with both local and national planning policies, particularly Manchester's Core Strategy and the National Planning Policy Framework (NPPF). The NPPF encourages efficient use of land (*Paragraph 124*) and supports housing supply expansion (*Paragraph 61*), ensuring that developments function well and enhance the local area (*Paragraph 130*). The property's corner plot location provides greater flexibility compared to a terraced house, allowing for improved space utilization, better natural light, and enhanced access. Unlike many terraced homes, 144 Middleton Road benefits from a large garden and two existing parking spaces, reducing reliance on street parking and improving overall accessibility.

7.2 The Core Strategy Development Plan Document 2012–2027 Manchester

7.3 Unitary Development Plan

The proposed conversion of 144 Middleton Road from a single dwelling house into two self-contained flats supports **Policy H3** by increasing family housing rather than reducing it. Each flat is designed with three bedrooms, allowing both dwellings to comfortably accommodate 5 residents, meaning the property can house up to 10 people in total with the proposed extension included. The internal layouts ensure that all living areas meet the minimum space requirements set by the National Planning Policy Framework (NPPF), providing a functional and high-quality living environment. By repurposing an existing structure rather than building new housing, this development promotes sustainable urban growth while optimizing residential capacity. This approach aligns with Policy H3's aim to provide a diverse and adaptable housing supply that meets the evolving needs of the community.

The proposed conversion of 144 Middleton Road aligns with **Policy DC5** from the Unitary Development Plan, ensuring a well-integrated and responsible flat conversion. Each flat has three bedrooms and meets the space standards set by the National Planning Policy Framework (NPPF), guaranteeing comfortable and functional living conditions.



Standard of accommodation (DC5.1.a) – Both self-contained flats meet the NDSS space standard. The flats we have proposed align with NDSS standards as per the table below. For flat 1 the total internal area is 97m² according to the table below. We have enough to propose for 3 bedrooms for 6 people but we are proposing for 5 people. For flat 2 is 115m² according to NDSS standards we can propose for a 4 bedroom for 7 people as it's a 2 storey dwelling but we are proposing for 5 people for 3 bedrooms as we are keeping in mind to avoid intensive use of the property.

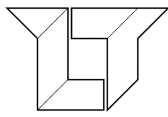
Table 1 - Minimum gross internal floor areas and storage (m²)

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	

Image08- NDSS Standards

Noise impact on adjoining houses (DC5.1.b) – The property is situated on a corner plot, with the extension facing the main road rather than a neighboring house. This significantly reduces potential noise transmission compared to a terraced house, where shared party walls can amplify sound between dwellings. The existing property is currently 5 bedrooms consisting of 3 single rooms and 3 double meaning 8 people can occupy this house currently and we are proposing 2 flats with side extension that can comfortably be occupied by 5 people per flat, meaning 10 people in total. With the internal area that we propose, we met the criteria for 6 people to live in each flat, but for noise impact and to reduce the intensive use of the property, we decided to go with 5 people per flat.

Adequacy of car parking (DC5.1.c) – The development includes two dedicated off-street parking spaces, ensuring that residents have secure parking without



adding pressure to on-street availability. This approach supports sustainable transport planning while maintaining the functionality of the surrounding area.

Effects on neighborhood character (DC5.1.d) – The conversion retains all existing trees and shrubs, preserving the property's greenery and contributing to the established streetscape. Additionally, the rear garden is retained, and a new front garden is added, ensuring that outdoor space remains available while enhancing the visual appeal of the property.

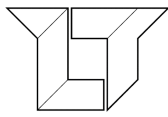
Adequate private outdoor amenity space (DC5.1.e) – The rear garden provides private outdoor space, enclosed by fencing and further enhanced by bushes and trees, which act as a natural screen to improve privacy. The garden sits at a lower level than the property, creating a more secluded and sheltered outdoor environment that minimizes noise impact.

Accessibility for all, including disabled access (DC5.1.f) – The ground floor accommodation features step-free entry, ensuring ease of movement for all residents.

Provision of refuse storage (DC5.1.g) – The bin storage is discreetly positioned at the side of the house, ensuring it does not obstruct windows or detract from the property's appearance. This placement maintains a clean and organized streetscape while supporting efficient waste management.

This approach directly relates to **Policy DM1** and **SP1** from the Core Strategy Development Plan Document 2012–2027. Policy DM1 ensures that all developments are well-managed, high-quality, and sustainable, which is reflected in the careful planning of this conversion. Policy SP1 emphasizes smart spatial planning that enhances the character of the area while making efficient use of land. By retaining key features such as gardens and ensuring thoughtful placement of essential elements like bin storage and parking, this project supports Manchester's broader vision for sustainable and well-integrated urban development.

Policy DC26 of the Unitary Development Plan focuses on controlling noise levels to protect residential amenity. The proposed conversion aligns with this policy by ensuring that the noise impact on surrounding properties is minimal. Since the property is located on a corner plot and the extension faces the main road rather



than a neighboring house, any potential noise from residents is directed towards the street rather than adjacent homes. Furthermore, the existing house fits 8 persons, and the new development will increase the number by only 2 persons. This significantly reduces the likelihood of disturbance compared to a terraced house, where multiple properties share party walls, making noise transmission between dwellings more noticeable.

Point 2.43 of Manchester's Local Development Framework Core Strategy Development Plan Document highlights the challenge of needing to improve and diversify the housing offer to meet the city's growing and varied residential needs. Manchester has experienced significant population growth, increasing demand for housing that accommodates different household sizes, lifestyles, and affordability levels. The proposed conversion of 144 Middleton Road directly addresses this challenge by transforming a single dwelling into two self-contained flats, increasing housing availability while maintaining high-quality living standards.

The development ensures a balanced mix of housing, supporting Manchester's goal of providing diverse accommodation options that cater to different household needs, including families. By converting an existing property rather than constructing new buildings, the project also contributes to efficient land use, making the most of available space while preserving the character of the area.

8. ACCESS

144 Middleton Road, Crumpsall, Manchester, M8 4LB is very easy to get to, whether you're driving or taking public transport. It has many public transport stops nearby all walking distance such as the Bowker Vale bus stop and tram stop which is a 5 minute walk from the property. It is close to the city centre being a 20 minute drive and 25 minutes by public transport.

The property is split into 2 flats one being the entire ground floor and other being the first floor and both residents will have access from the main front door into a small lobby area where one can enter the ground floor property through the door and the first floor property will have to access through going up a staircase.

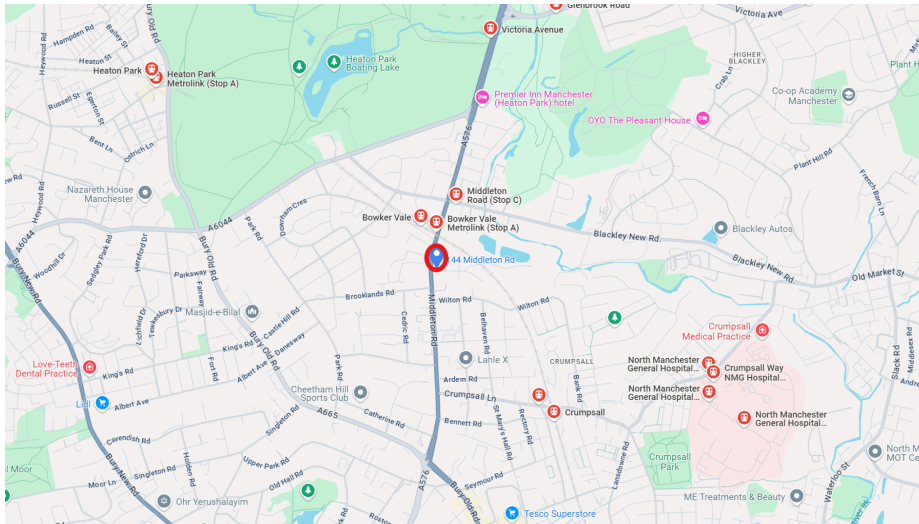
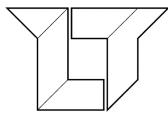
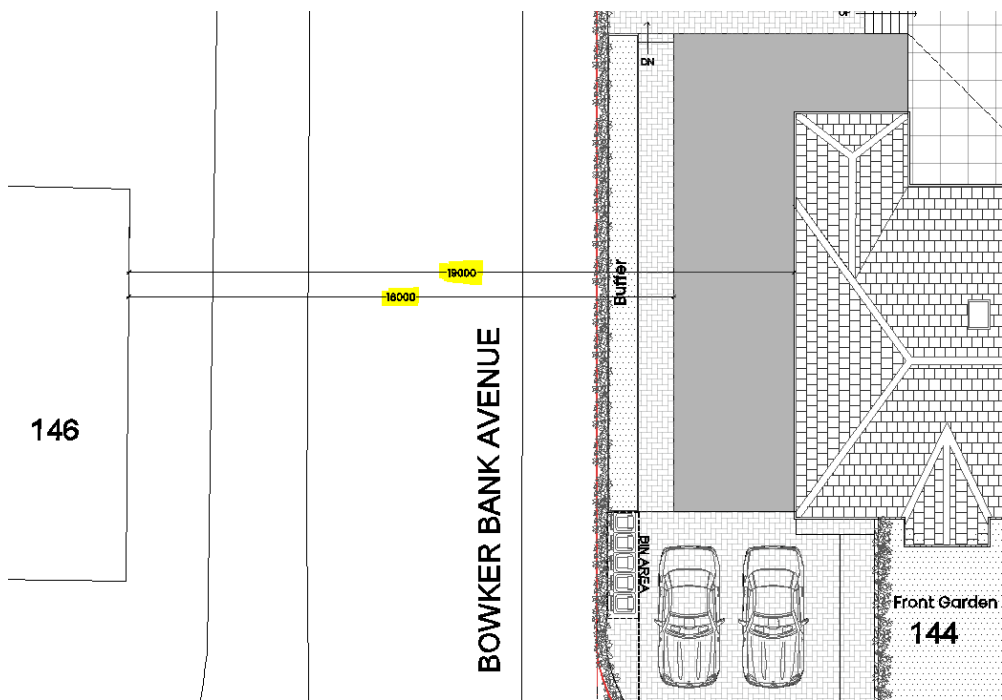


Image09- Map showing all the nearby transport links to the site location. (Site Location is indicated in red).

9. APPEARANCE

The original property will remain the same, and the materials won't be changed. The extension to the side and rear we are proposing will match the existing building with the same brickwork, matching window frames, and the only difference is that we are proposing a flat roof.



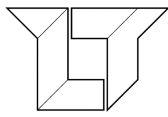
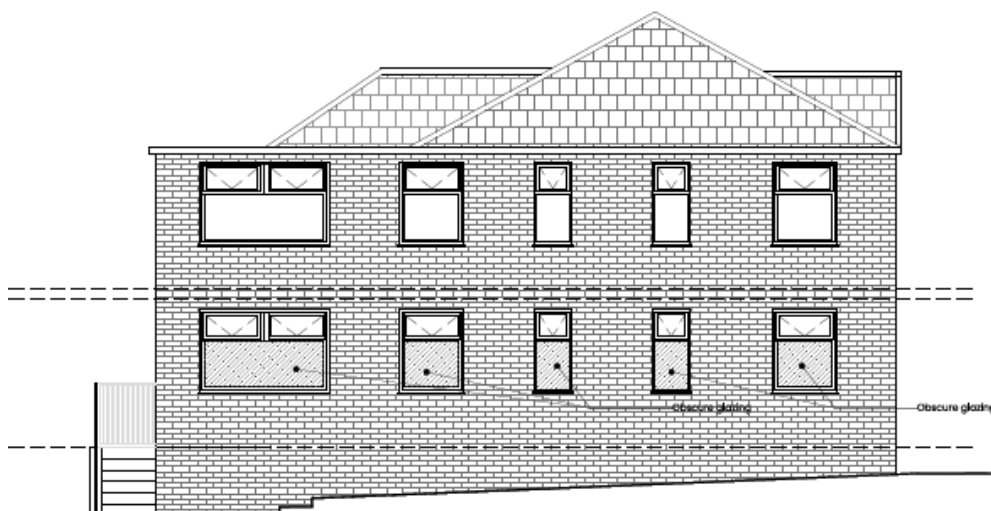


*Image 10- The distance between the new side extension and the side elevation of 146
Middleton*

The existing distance between the side elevation of 146 Middleton Road and the adjacent neighbouring property is 20 metres. Following the proposed 3.5-metre side extension, the resulting separation between the two properties will be 16.5 metres. This complies with Policy D5_C of the Local Plan, which requires a minimum distance of 9 metres between new developments and neighbouring windows to ensure adequate privacy and amenity space.



04 Existing GA Side Elevation
Scale 1:100 @ A3



04 Proposed GA Side Elevation
Scale 1:100 @ A3

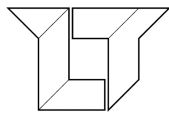
Image11-Images of existing and proposed side elevations facing Bawker Bank Aven.

The extension at 144 Middleton Road has been carefully designed to ensure minimal disturbance to neighboring properties while maintaining a cohesive and attractive appearance. The bedroom windows have been strategically positioned on the side of the house rather than the front and rear, preventing any direct overlooking into adjacent homes and preserving privacy for both residents and neighbors. Additionally, obscure glazing has been used in all bathroom and bedroom windows, ensuring that natural light enters the space while maintaining discretion and preventing visibility from outside. The overall design complements the existing structure, using matching materials and architectural details to create a seamless integration between the original property and the new extension. These thoughtful design choices ensure that the development enhances the site while respecting the surrounding residential environment.

10. CONCLUSION

The proposed conversion of 144 Middleton Road ensures a well-integrated and sustainable development that enhances family housing while preserving the character of the property. By maintaining key features such as the front and rear gardens, discreetly positioning bin storage, and ensuring internal spaces meet the standards set by the National Planning Policy Framework (NPPF), the project aligns with planning policies H3, DM1, SP1, DC5, and DC26. Thoughtful design and careful site management support responsible urban growth while delivering high-quality living spaces for future residents.

This statement has been prepared to accompany the application for the proposed change of use of 144 Middleton Road, Crumpsall, Manchester, M8 4LB from a single dwelling house to 2 self-contained flats (Class C3). The proposal will use the existing house to convert it into 2 flats and extend the side and rear.



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