



**Design & Access Statement
(96)001 PL1**

For

**73A Palatine Road
Manchester
M20 3LJ**

(16.01.25)

1. Consultant Details

All correspondence regarding this matter is to be sent to:

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2. Introduction

NADA Architects have been appointed by Mr M. Arshad Ali to produce this report, which aims to provide information on the existing site and the retrospective development works to the site at 73A Palatine Road, Manchester, M20 3LJ.

The property sits on the busy Palatine Road which is a main arterial route to Manchester City Centre. It is long established area with all amenities within its context along with a large number of students and young professionals living in the area.

The site currently consists of 10no. self contained flats let to young professionals which are within the main building fronting Palatine Road.

To the rear of the site was a detached single storey outbuilding which was used as general storage serving the site.

The site benefits from 10no. off street parking spaces, no.4 spaces to the front and 6no. spaces to the rear.

3. Proposal

The outbuilding has recently been converted to create a self contained one bedroom (2 persons) flat. The applicant was not aware planning permission would be required with the site consisting of residential flats as existing. The outbuilding was refurbished and renovated to create the quality accommodation.

The application therefore retroactively applies for consent to grant continued use of the outbuilding as a self contained flat.

The off street parking provision supports the demands of the site comfortably as a number of the residents utilise public transport and cycles as their means



of transport. Although there are some spaces used by the residents and the additional flat created has not affected the demands of the site.

The building has been clad in a dark grey finish as the previous structure was of poor quality. The roof was also a profile metal sheet which has been replaced with pantile roof covering. The changes has made a significant improvement to the aesthetic of the building putting the structure also to good use by way of creating further living accommodation unit.

The structure doesn't affect any of the neighbouring properties in its context as they are all mainly residential flats and houses.

The overall site area for the outbuilding is approximately 0.02 hectares (2174 sq.ft) (202m²).

The site area for the remainder of the site in ownership of the applicant is 0.07 hectares (7760sq.ft) (721m²).

The (unchanged) GIA of the detached outbuilding is (624sq.ft) 58m².

6. Bin Storage

There is bin storage space serving the main building which is located to the front of the site. This is indicated on the attached site plans. There is proposed bin storage indicated serving the converted outbuilding north east of the site which is easy access for waste collection.

7. Conclusion

We would like the support of the local authority for this application as it would:

- Create much needed living accommodation in line with government targets
- Improve the aesthetic of the site and make good use of an existing neglected outbuilding.
- Maximise the potential of the site and the future.

