



PROPERTIES AND INVESTMENTS

Flat Conversion

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: 1390 Ashton Old Road





Introduction

Rambla Properties is proud to present an exciting vision for the transformation of this long-neglected property. Left vacant for nearly 15 years, its potential has gone unrealized, and its disrepair has detracted from the character of the neighborhood.

But now, we see an opportunity to reimagine this space as a vibrant, modern residential development that Openshaw can celebrate.

While there are approved plans for four 3-bedroom flats, Rambla Properties believes this approach falls short of addressing the diverse housing needs of the community. Larger units often come with high rents, limiting opportunities for many families. Instead, we propose a fresh concept: eight stunning flats spread across four floors, offering a range of 1 and 2-bedroom options.

This mix of homes will cater to families of all sizes, from single parents to larger households, creating an inclusive and welcoming community.

With contemporary interiors, high-quality finishes, and an updated exterior that respects and enhances the surrounding area, this development is more than a renovation.

It's a commitment to providing affordable, stylish living spaces while revitalizing a once-forgotten property.

Rambla Properties is excited to deliver a project that will bring new life, energy, and opportunity to Openshaw.

***Please refer to Exhibit 1 for a detailed assessment containing online sources that support the content presented in this document**



Repurposing a Vacant Building in Openshaw



Community Benefits

Offers affordable, family-friendly flats that suit different household sizes, close to schools and parks.



Economic Impact

Creates jobs, boosts local businesses, and increases council tax revenue for Openshaw.



Openshaw Regeneration Alignment

Aligns with local development goals by revitalizing a neglected property to improve the area



Safety and Compliance

Meets all building and safety standards, with fire safety and accessible features for families.



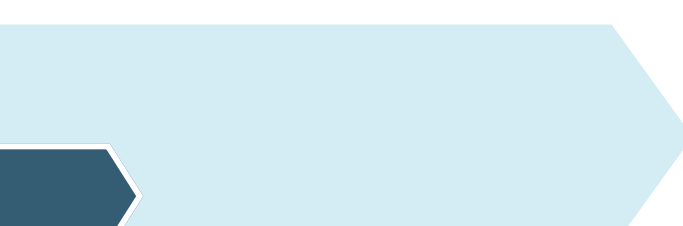
Planning and Design Details

Modern, eco-friendly flats with flexible layouts, efficient energy systems, and ample storage.



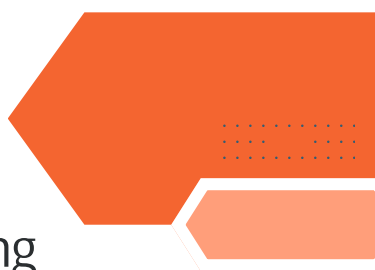
Preserving Character, Contributing to the Area

The development will maintain the building's original exterior style, preserving the architectural heritage of the area while adding modern, functional living spaces





A Vision for Openshaw: Affordable, Flexible, and Family-Oriented Housing



Catering to a Wider Demographic of Residents

Smaller flats cater to diverse groups such as young professionals, couples, retirees, and single-parent families. Offering more varied housing options addresses the needs of the Openshaw community and aligns with the increasing demand for affordable, smaller homes.

Research indicates a growing demand for smaller flats due to evolving household structures and economic factors. Openshaw, with its ongoing development and regeneration, is attracting residents who value compact, affordable housing options.



Affordable Options for Families

Smaller flats are more cost-effective, making them accessible to families with varying income levels. This change ensures Openshaw provides affordable homes for young families, single-parent households, and families transitioning from larger properties.

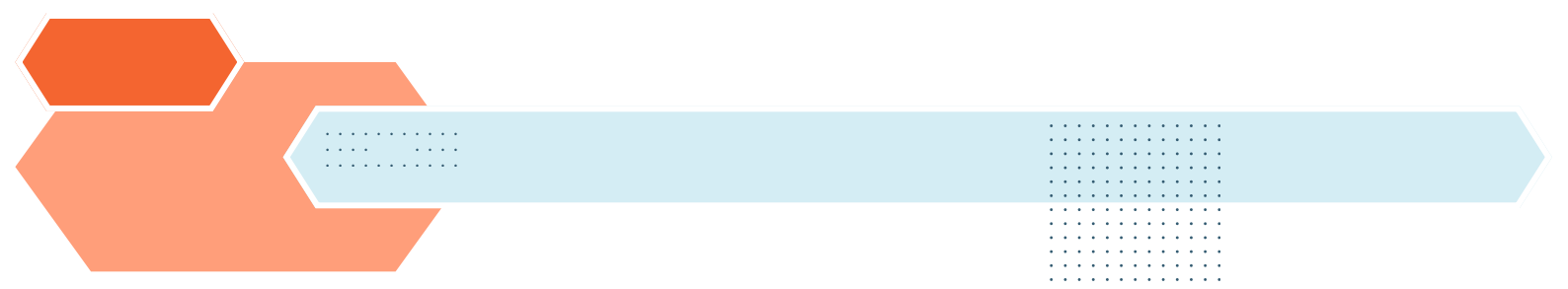
Local housing data highlights that affordability is a critical factor for families seeking to settle in Openshaw. Smaller flats provide a vital opportunity for families to live in high-quality housing without overstretching their budgets.



Aligning with Market Trends and Future Demand

The demand for smaller flats reflects broader market trends in urban living. Adjusting the development to meet this demand ensures Openshaw remains competitive and attractive to new residents, supporting long-term growth.

Market analysis indicates that smaller, flexible living spaces are increasingly preferred, particularly in areas undergoing regeneration. Adapting to these trends will future-proof Openshaw's housing stock.



New layout

Old plans

Approved 4 flats

Approved 4x 3 Bedroom flats

Addressed to renters with high income

New plans

8 flats over 4 floors

Mixture of 1 and 2 bedroom flats

Different price ranges depending on sizes





PROPOSED CHANGES FROM PREVIOUS PLANNING APPLICATION

Increase in Number of Units

- Original Proposal: 4 plots
- Revised Proposal: 8 high-quality flats
- Achieved by extending the building footprint from the basement to the second floor, optimizing space without compromising design integrity.

Building Layout & Access

- Each floor now accommodates two well-proportioned flats.
- The existing core staircase is retained, maintaining the building's structural efficiency.
- Second fire exit from ground floor to the back yard
- A central corridor ensures convenient and equal access to all units.
- Bike shed has been moved to the front

Flat Design & Compliance

- Each flat includes a dedicated living room, enhancing comfort and functionality.
- All units are designed in full compliance with Manchester Council's minimum space standards, ensuring high-quality living conditions.

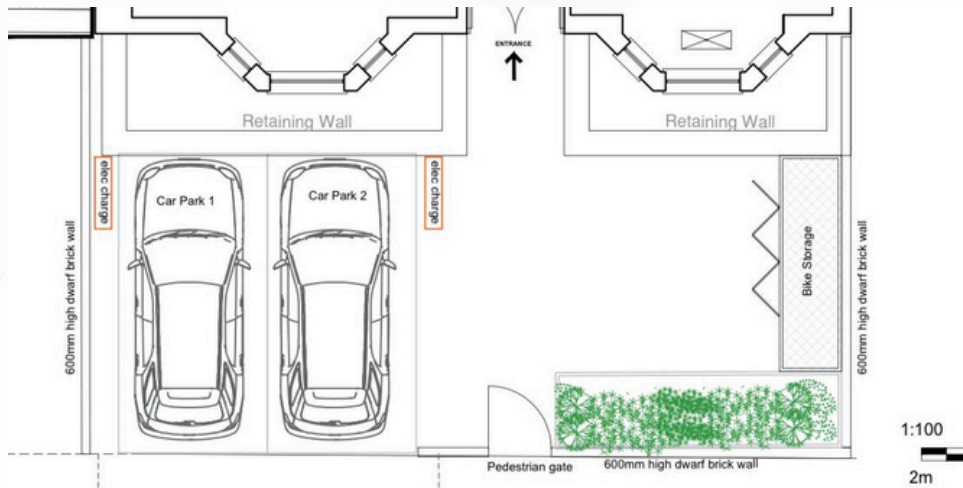
External Elevation & Privacy Considerations

- The rear elevation incorporates obscured windows, prioritizing resident privacy.
 - Carefully positioned new windows prevent direct overlooking or alignment with neighboring properties, minimizing any potential privacy concerns.
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As-submitted proposed plans

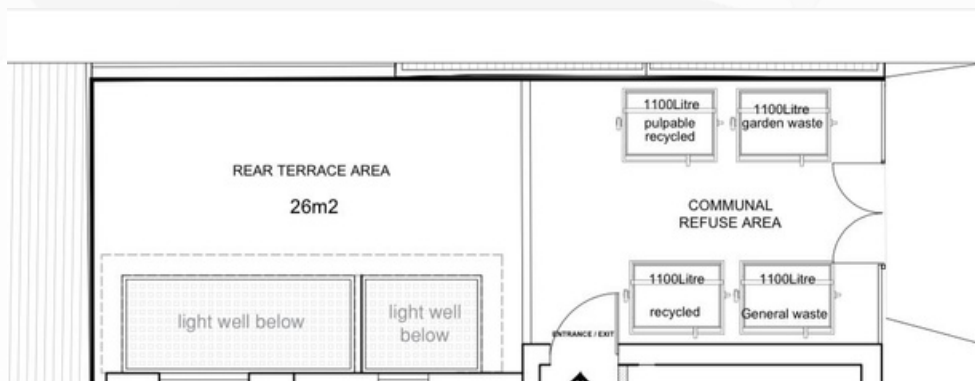
Car parking

Same two car parking as already accepted



Waste/refusal

Same waste/ refusal room at the back of the property



Front view

Same building front view

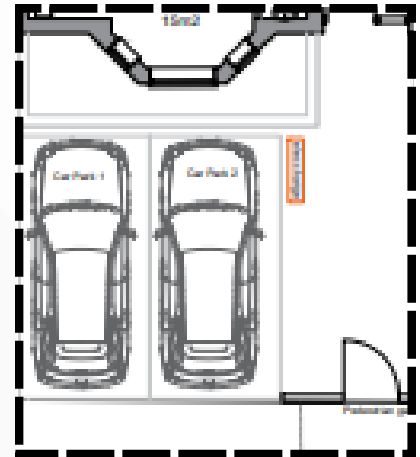
Same front gate and plants

Transportation and Parking Options



2 Allocated Parking Spaces

The front garden will provide two allocated parking spaces, with additional street parking available on the side and behind the property for residents and visitors



Bike Storage

A secure bike shed will be installed in the front of the property, offering storage for up to 8 bikes, encouraging sustainable transportation.



Public Transport Access

The property is just a 5-minute walk from the main road, offering easy access to bus services for convenient travel around Manchester.



Project Timeline



February-April 25

Architectural Jobs and Planning Progress

During this period, architectural work will be finalized, followed by the council's review and approval of the planning application.



May- October 25

Building Control and Construction Work

From May to October, following building control approvals, construction will begin, including various extensions and roof replacement to maximize space and enhance the property



November 25

Decoration, Compliance, and Marketing

In the final phase, we will focus on interior decoration, ensuring all compliance standards are met, and begin marketing the flats, preparing them for immediate rental availability.

From Rambla properties

Thank you

