

Planning Statement For 16 Anfield Road Manchester M40 3NS



Planning Statement

Manchester HMO - Article 4 area

16 Anfield Road Manchester M40 3NS – 3 Bedroom Semi-Detached house into 6-bedroom HMO

The application requires Retrospective Planning Application for a 6-bedroom HMO and rear single storey extension.

Fig 1 Existing and Proposed elevations



Fig 2 Aerial view of application site

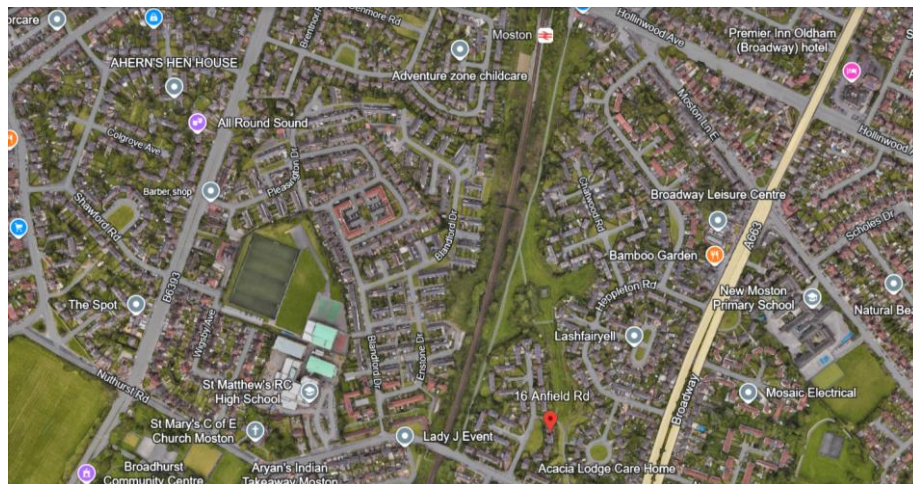


Fig 3 View of front elevation of number 16 Anfield Road



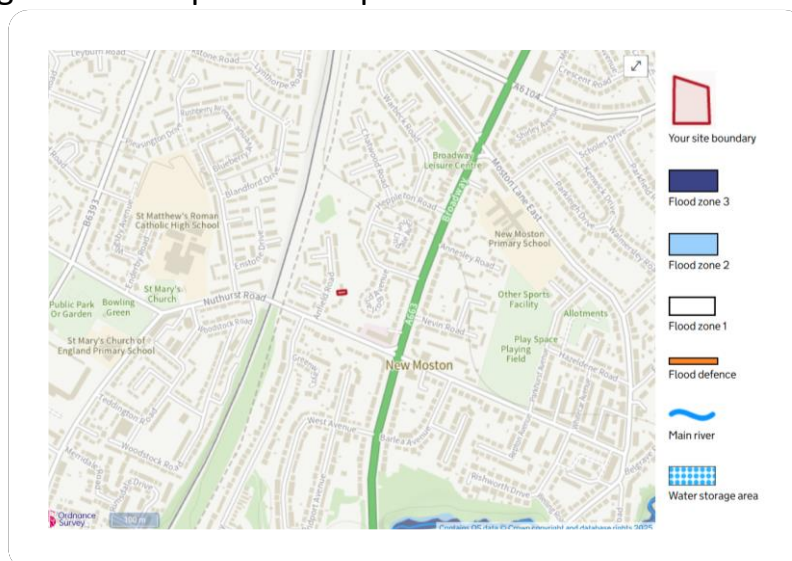
Number 16 Anfield Road sits on the fringe of a larger residential area within the area of Moston. It is one of 6 semi-detached developments set within an arc shaped crescent area. It is separated from the main road by a large green lawned area with hedge row that provides some degree of privacy.

This location is in flood zone 1.

What flood zone 1 means?

Land within flood zone 1 has a low probability of flooding from rivers and the sea.

Fig 4 Flood map of development area with site boundary in red



Housing Standards

The Housing Standards provides the following comments regarding the above application:

If converted the residential part would be classed as a House in Multiple Occupation (HMO) as defined by the Housing Act 2004.

It would be required to comply with the relevant fire precautions and Housing Fire safety guidance, and the councils adopted amenity standards.

All works carried out in the conversion of the property must be carried out in compliance with current Building Regulations.

The proposed HMO within the property would be required to be licensed as it proposes to have 5 or more bedrooms.

The owner would be required to ensure a licence application is submitted prior to occupation. The proposed licence holder would be required to be a fit and proper person. They would be required to comply with conditions set by the local authority regarding the management of the HMO. Once granted the licence would expire after 5 years and would need to be renewed if the building were still in use after this time.

A suitably located and sized refuse store should be provided with closed bins and confirmation of suitable regular collection of waste either by the local authority or a private contractor.

A location for the storage of bicycles is set out in the plans provided.

On conversion the proposed HMO electrical and gas meters will be sited in a suitable location within the HMO and not within any bedrooms.

The latest Minut security system will protect the property without compromising privacy. The system will provide a monitoring system for, noise, occupancy levels, crowd detection, and smoke detection.

Area of M40 3NS

Anfield Road in Manchester is in the Northwest region of England. The postcode is within the Moston ward/electoral division, which is in the constituency of Blackley and Middleton South. The area type is urban.

Economic Activity

This address within the Moston ward showed a higher-than-average concentration of student residents - 18% of the resident population. On average, around 8% of census respondents were students. Male residents were slightly less likely than women to be students. The figures for students include both working and full-time studying students.

Nearest Railway Stations

Listed here are the closest railway stations to Anfield Road, Manchester, M40 3NS. The nearest railway station is Moston.

Moston is approximately 510 yards.

Mills Hill is approximately 2.2 miles.

Moston Railway Station serves the Moston district of Manchester with regular Northern trains operating on the Caldervale Line. Trains from Moston run on an hourly basis, southbound to Manchester Victoria from platform 1 and northbound to Rochdale and Leeds via Dewsbury from platform 2.

The average journey time by train between Moston and Manchester Victoria is 9 minutes, with around 34 trains per day running on this route.

The M40 3NS area has an excellent bus service to the City of Manchester and surrounding areas.

Bus Service timetable for Bee Network Line bus number 112, 113, 117

Middleton — Moston — Collyhurst — Manchester 112 113 Including Monday to Friday morning peak period journey from Boarshaw to Manchester. The bus service timetable provides a very dependable 12-minute service from the Moston area from 0519. Arriving at Manchester in 12 minutes to 15 minutes.

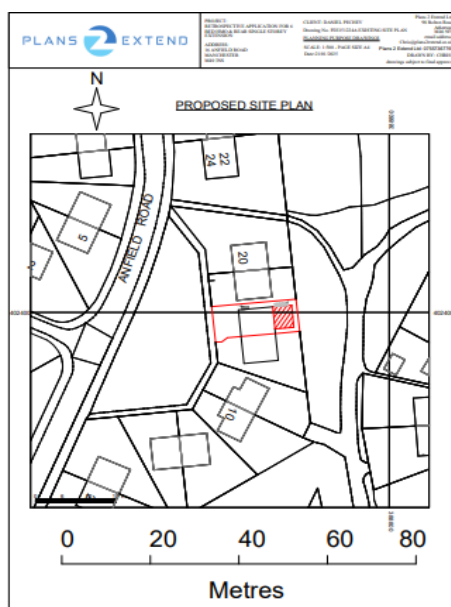
This reliable service provides an economic method of travel for students who have enrolled at Universities in Manchester.

Bicycle Storage and Bin Location

The site plan in Fig 5 provide for a bicycle storage rack. four secure bike racks will be installed to encourage cycling to the city; therefore, the proposal will not represent a severe impact on the highway network. All the needs of the

occupants are provided for, with a full travel plan and crime impact assessment being completed.

Fig 5 proposed site Plan



Parking Space

Parking spaces to the front of the development is not possible as there is only a footpath access to the property. Therefore any residents with a vehicle is forced to park in available space on Anfield Road. It is considered that transport connectivity to location in Manchester is excellent, and that public transport will be the main mode of commute.

Waste Management

Waste Bin Allocation

Fig 6

 NUMBER OF OCCUPANTS	 REFUSE CONTAINERS REQUIRED 3 weekly collections	 RECYCLING CONTAINERS REQUIRED 2 weekly collections	 FOOD WASTE CONTAINERS REQUIRED 1 weekly collections	 REFUSE CONTAINERS OR BAG STORAGE REQUIRED 2 weekly collections
1-3	1 x 180 litre grey bin	1 x 240 litre blue lidded bin	1 x 7 litre food caddy (internal use) and 1 x 23 litre food waste bin (external use)	Provide 60L refuse storage per tenant and 60L recycling storage per tenant

Fig 7



Waste Management Check list.

It is the responsibility of the landlord to provide sufficient bins and details of waste Management.

Waste bin location is outlined in Fig 5 above

Check you still have the right number of bins/sack storage at the property.

Check the bins/sack storage are empty for the new tenants. Place new collection calendar in the property (a 6-month calendar can be printed from the website)

Make sure bins are clean and marked with the property number.

Ensure the bins have been returned to the appropriate storage location.

Ensure that the bin storage area is maintained.

The landlord will be responsible for garden maintenance.

Tenant Check in.

List bins on your inventory report.

Explain the bin collection arrangements.

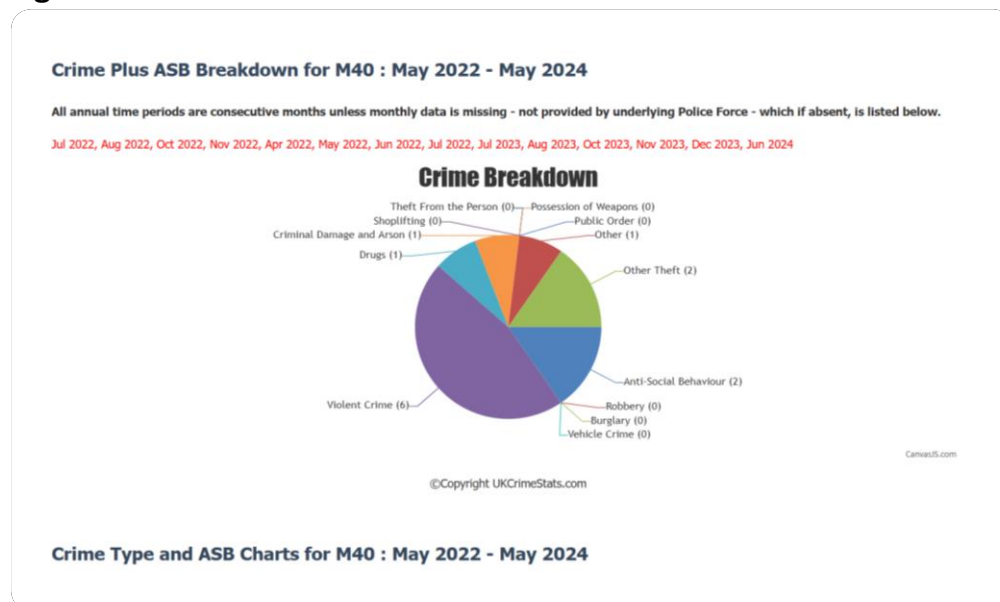
Ask your tenants to download the WDC App for bin day reminders.

Show your tenants where bins are kept and where to present them for collection.

Our design aims to not only meet but exceed the council's established guidelines, ensuring a high-quality living environment for prospective tenants.

Crime Risk

Fig 8



Risk analysis of the area revealed low levels of domestic burglaries within 500mm of the site, The chart also confirms that the location site is in a low-risk crime area. Despite this, the rear entrance of the building will incorporate self-closing/locking entrance to the property.

Garden Maintenance

The garden maintenance will be the responsibility of the landlord.

The Application

While designing these spaces, great care was taken to make sure the proposed spaces met local Planning Policies and National Space Standards. The main external fabric of the property will not change, save that the development will benefit from a new build single storey rear extension. The new extension will accommodate bedroom 5 and the kitchen area. The ground floor will require additional internal changes to accommodate bedroom 4 & 6. The 1st floor will benefit from 2 shower/toilet areas, bedrooms 1, 2, and 3 are also located on this floor.

Room Sizes:

The council guidelines set out below specify bedroom size requirement.

Bedroom Room Size Requirements

Occupancy	Minimum Bedroom Size for HMO
One child under the age of 10	4.64 square metres
One occupant over 10 years of age	6.52 square metres
Two occupants over 10 years of age	10.22 square metres

Ventilation:

Adequate ventilation is another key requirement from the council. Our design incorporates ample ventilation solutions to ensure a healthy and comfortable indoor environment, maintaining air quality and meeting all necessary standards.

Kitchen Accessibility:

Following the council's recommendation that kitchens should not be more than one floor away from any bedroom, our design includes a spacious kitchen/communal area of 14.74 metres, the second kitchen area provides 8.57 metres. This placement allows convenient access for all residents, satisfying accessibility guidelines.

Kitchen Facilities:

The council mandates that kitchen facilities must be sufficient to accommodate the number of tenants the kitchen complies with the Houses in Multiple Occupation Guidance and Amenity Standards 2020.

Bathrooms and Toilets

All bathrooms and toilets must be suitably located in, or in relation to the living accommodation in the HMO and of an adequate size and layout. "Suitably located bathrooms" means that they are not more than two floors distant in relation to the sleeping accommodation "Suitably located water-closet (WC)"

facilities shall be not more than one floor distant from living and sleeping accommodation.

Wash Basins & Bathrooms:

Regulations require a washbasin in or near every sleeping area, which our design achieves. Additionally, for shared living arrangements of 6–10 occupants, the council recommends at least 2 full bathrooms. Our proposal meets this minimum by providing 2 bathrooms with showers, wash basin and toilet.

In summary, we are confident that our proposed layout not only meets but also exceeds the council's guidelines, providing an elevated living standard. Our design prioritizes tenant comfort and well-being, offering generously sized rooms, ample communal and private spaces, and high-quality facilities throughout.

Prepared by J N Marsden

23rd of January 2025