Design and Access Statement
123 Sale Road, Northern Moor, Wythenshawe, Manchester M23 0LA
Proposal: Conversion of a 3-bed HMO to a 6-bed HMO, including a single-storey rear extension, a loft dormer, and internal remodelling.

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1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the proposed conversion of the existing 3-bed house in multiple occupation (HMO) to a 6-bed HMO at 123 Sale Road, Northern Moor, Wythenshawe. The proposal includes a single-storey rear extension, a loft dormer, and internal remodelling to create a modern, functional, and high-quality living environment for future occupants.

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2. Site Context

123 Sale Road is a two-storey semi-detached property located in a primarily residential area of Northern Moor. The site benefits from good public transport links, with tram and bus routes providing connectivity to Manchester city centre and surrounding areas. The property is within walking distance of local amenities, including shops, schools, and recreational facilities.

The site is not within a conservation area, and the building is not listed. The surrounding architecture consists predominantly of post-war semi-detached and terraced housing with some modern developments.

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3. Design Proposals

3.1 Use

The property is currently a 3-bed HMO. The proposal seeks to increase the number of bedrooms to six, ensuring compliance with relevant space and amenity standards. This change will contribute to the provision of high-quality, affordable shared accommodation in the area, catering to the growing demand for such housing types.

3.2 Amount

The works will include:

- A **single-storey rear extension** to expand the communal living space.
- A **loft dormer** to accommodate additional bedrooms.
- **Internal remodelling** to optimize the layout and provide adequate shared amenities.

The resulting layout will include six bedrooms, a communal kitchen/dining area, and private and shared bathroom facilities designed to meet the standards required for a licensed HMO.

3.3 Layout

The proposed internal layout has been carefully designed to balance functionality and comfort:

- Ground floor: Communal kitchen/dining space, two bedrooms with private facilities.
- First floor: Two bedrooms with private bathroom facilities.
- Second floor (loft): Two additional bedrooms and a bathroom facilitated by the dormer extension.

3.4 Scale and Massing

The single-storey rear extension will project approximately 5.8 **meters** from the rear of the property and will be proportionate to the existing structure. This has been approved by the council under the larger home extension scheme. The loft dormer will be designed to minimize its visual impact on the streetscape and neighboring properties, adhering to local planning guidelines on scale and massing.

3.5 Appearance

The design respects the character of the existing building and surrounding area:

- Materials for the rear extension will match the existing property, including brickwork and roofing.
- The dormer will use materials in keeping with the building's roof, such as tiles or cladding, to ensure a cohesive appearance.

3.6 Landscaping

The proposal retains the existing front and rear area. The rear garden will continue to provide outdoor amenity space for occupants.

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4. Access

4.1 Pedestrian and Vehicular Access

Access to the property will remain unchanged, with the existing pedestrian pathway and vehicular parking arrangements maintained. A dedicated space for refuse and recycling storage will be provided at the rear of the property with easy access for collection services.

4.2 Parking Provision

The proposal acknowledges the property's proximity to excellent public transport links, reducing the need for additional parking. Secure cycle storage will be provided to encourage

sustainable transport options. Although 4 private parking spaces will be provided on the property.

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5. Sustainability

The development will incorporate energy-efficient fixtures and fittings to meet modern building standards. Improvements to insulation, heating systems, and ventilation will ensure the property achieves high energy efficiency, benefiting both occupants and the environment.

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6. Conclusion

The proposed conversion of 123 Sale Road from a 3-bed HMO to a 6-bed HMO, with associated extensions and remodelling, has been designed to respect the character of the existing building and the surrounding area while meeting the needs of future residents. The development will provide high-quality shared accommodation in a sustainable location and contribute positively to the local housing stock.