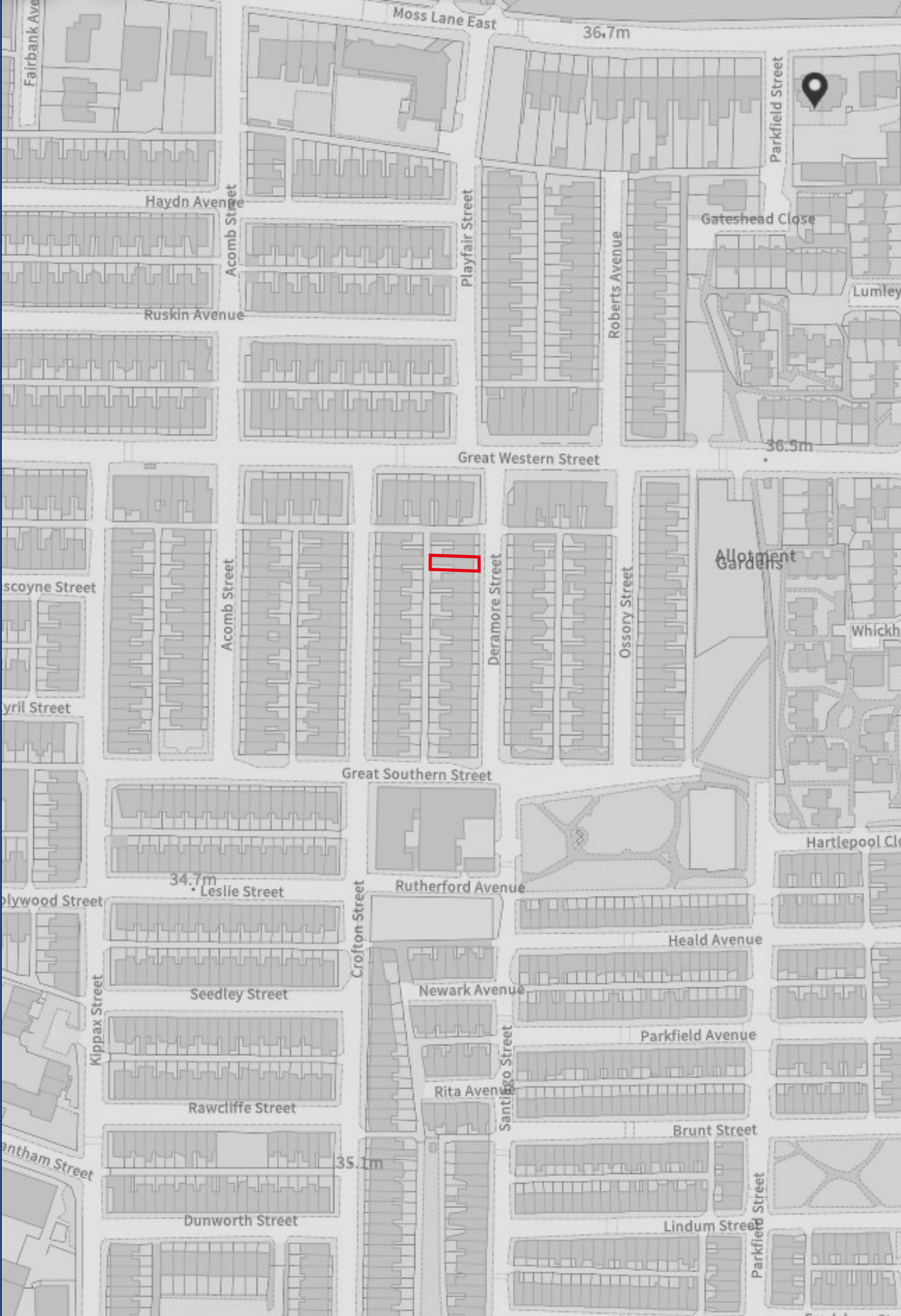




6 Deramore Street
Manchester M14 4DU

Stage 3
Developed Design
RevA

P4bA

Design & Access Statement

P4bA

DESIGN & ACCESS STATEMENT

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1.1 / APPLICATION TYPE

This Design & Access Statement has been produced in support of a planning application for the Change of Use of an existing C3 Dwellinghouse to a 6 Bedroom HMO with a bedsit in the loft space.

1.2 / LOCATION OF PROPOSED DEVELOPMENT

6 Deramore Street, Manchester, M14 4DU

1.3 / CURRENT DEVELOPMENT DESCRIPTION

The property in question is a previously extended dwellinghouse located in a mostly residential area. It has excellent access to public transport, with a bus stop just a minute away and Levenshulme Train Station a 15-minute walk away.

The site measures approximately 100m², with the building occupying most of it. There’s a hardstanding area to the front and rear. The property has existing fixed access to the loft space and 4 bedrooms on the first floor.

Like most properties on Deramore Street, it features red brickwork, a patch of render on the rear ground floor, and a tiled roof. The window sills and heads are accompanied by white stone and there are brick details below the fascias.

1.4 / PROPOSED DEVELOPMENT DESCRIPTION

The proposal is to revive this property to provide high-quality living accommodation in the form of a House in Multiple Occupation (HMO).

1.5 / STATEMENT PREPARATION DATE

April 2024

1.6 / STATEMENT AMENDMENT DATE

May 2024

1.7 / APPLICANT

MBA Home Ltd

1.8 / ARCHITECTURE

P4BA, 15 Memorial Road, Worsley, Manchester, M28 3AQ.

2.1 / PREVIOUS APPLICATIONS

- 2015 Ref. No: 109607/FH/2015/S1 - Erection of a single-storey rear extension and rear dormer. | Approved

- 2018 Ref. No: 121026/LP/2018 - Certificate of Lawful Proposed development for a dormer extension to the rear. | Approved

DESIGN

This Design and Access Statement demonstrates that the use, access, amount, layout scale, appearance and landscape of the proposed development are appropriate and in keeping with the context of the area and will enhance the amenity of the site, its surrounds and the local community.

The accompanying drawings provide full details of the scheme proposals and should be referred to in conjunction with this Statement. The format of this section follows national planning guidance for Design and Access Statements (DCLG Circular 01/2006 and Article 4 of the Town and Country Planning (Development Management Procedure) (England)(Amendment) Order 2013). It has also been produced within the context of CABI guidance entitled 'Design and Access Statements: How to write, read and use them' (2006).

For the reasons given above the proposed scheme complies with UDP Policies DES1, DES2, DES7, DES8, EN17 and EN19.

3.1 / USE & AMOUNT

The property is proposed to be used as a 6-bed HMO with a bedsit. Each of the six bedrooms will be used to live and sleep in by the residents. They will all have shared access to the communal shower rooms, kitchen, and communal space. Every room will have a lockable door, enough space for a bed and wardrobe, as well as ample natural light via their large windows.

The rear yard area has been reserved for bin and bicycle storage, there will be a gate at the rear allowing relocation of bins for collection.

3.2 / ACCESS

Access to the building will remain the same, with the front and back doors in their existing positions. Each bedroom can be accessed through the newly designed hallways, making it easy to move around the whole building. The shower rooms are also located off the hallway, and all bedrooms are within close proximity to them.

Residents are not expected to have a car. However, if they do, they are advised to use the on-street parking on Deramore Street and the surrounding streets.

The occupants will have excellent access to public transport, with a bus stop just a few minutes away and Levenshulme Train Station a 15-minute walk away. The residents are considered to have good surrounding transport means, allowing access to a range of local amenities and facilities such as shops and parks for recreation.

3.3 / LAYOUT

The proposed layout is based primarily around the existing structure, where load-bearing walls and existing layouts have been retained where possible. All window positions and external door positions have not been touched to best maintain the existing street scene and not negatively affect the surroundings.

As shown below, the room sizes meet the minimum standards set by Manchester Council's guidelines:

- Kitchen: 11.36m²
- Communal Space: 12.85m²
- Bedroom 1: 10.56m²
- Bedroom 2: 10.61m²
- Bedroom 3: 6.91m²
- Bedroom 4: 8.00m²
- Bedroom 5: 9.67m²
- Bedroom 6: 6.91m²
- Bedsit: 13.81m²

The requirements for the kitchen and communal space are 11.10m² and 12.72m², which are met by the proposed layout.

All bedrooms meet the council's minimum standards, and the shared facilities provide communal space and a large kitchen for all residents to use. The bedroom layouts allow enough space for beds, wardrobes, and additional furniture, should it be wanted.

The adjacent buildings are similar terraced buildings with facing brickwork and residential uses, and the proposal would have little to no impact on neighbouring land users and visual amenities. The hallways and layout can accommodate multiple people's movement and furniture relocation.

The site is not bound by any specific policies other than the general policies of the UDP. The proposal would bring new economic investment to the area by increasing the number of residents and local customers, as the site is currently undeveloped and not used to its full capacity.

3.4 / SCALE

The proposal is to add a rear dormer to create space for a bedsit. This addition will not have any negative impacts on the surrounding area or people's privacy. Many similar rear dormers can be found along Deramore Street, with some being much larger than the one proposed. The dormer will be in keeping with the existing building and made from matching materials. Furthermore, two previous planning applications for a rear dormer in 2015 and 2018 were approved, so the principle of this development has already been considered and accepted. We believe that the proposed rear dormer is appropriate in this context and should not cause any concerns. Please note, that aside from this dormer, we're not proposing any further increases in building scale.

3.5 / APPEARANCE

Similar to the extent of scale increase, the overall aesthetic of the property is to remain the same, with the front and rear elevations not being touched, excluding the rear dormer, which will be constructed in matching materials (hanging tiles) to best replicate the existing aesthetic.

3.6 / RELEVANT PLANNING POLICIES

The main Planning Policies that apply to this site are:

Unitary Development Plan - Policy SP1 (Spatial Principle)

Unitary Development Plan - Policy DM1 (Development Management)

Unitary Development Plan - Policy H11 (Houses in Multiple Occupation)

3.7 / DRAINAGE

As the property already has the benefit of existing drainage, we propose to utilise and connect into the existing drainage system. Due to the simplicity, number and location of the site no drainage strategy is required.

3.8 / VISUAL AMENITY

The external alterations that would be undertaken to facilitate the conversion of the property into an HMO are minor, with the works being undertaken using materials that match those used in the construction of the existing building. Therefore, there are no negative affects on the visual amenity of the property of the surrounding area as a result of this development.

3.9 / RESIDENTIAL AMENITY

This development and its dormer have been designed to ensure that neighbouring residents' privacy is not intruded upon. The proposal will not result in neighbouring residents experiencing an unacceptable loss of amenities, such as light, privacy, or any overbearing impact.

Since the occupants of the proposed HMO will be active, there will be some level of noise and disturbance as they go about their daily business moving to and from the site. However, it is not considered that the use of the property as an HMO would result in neighbouring residents experiencing an unacceptable increase in the levels of noise and disturbance compared to the current use of the property as a residential dwelling house.

Regarding the level of amenities future occupants would receive, all habitable rooms within the proposed HMO would have full windows to provide adequate light and outlook. The site is located within approximately 500m of Whitworth Park, providing occupants with opportunities for outdoor recreation. Therefore, it is considered that future occupants of the proposed HMO will have a satisfactory standard of living.

3.10 / BIODIVERSITY

As there is minimal vegetation and trees on the site, and the number of trees on site is small and not impacted, we do not believe a tree survey will be necessary for this development.

3.11 / NOISE IMPACT ASSESSMENT

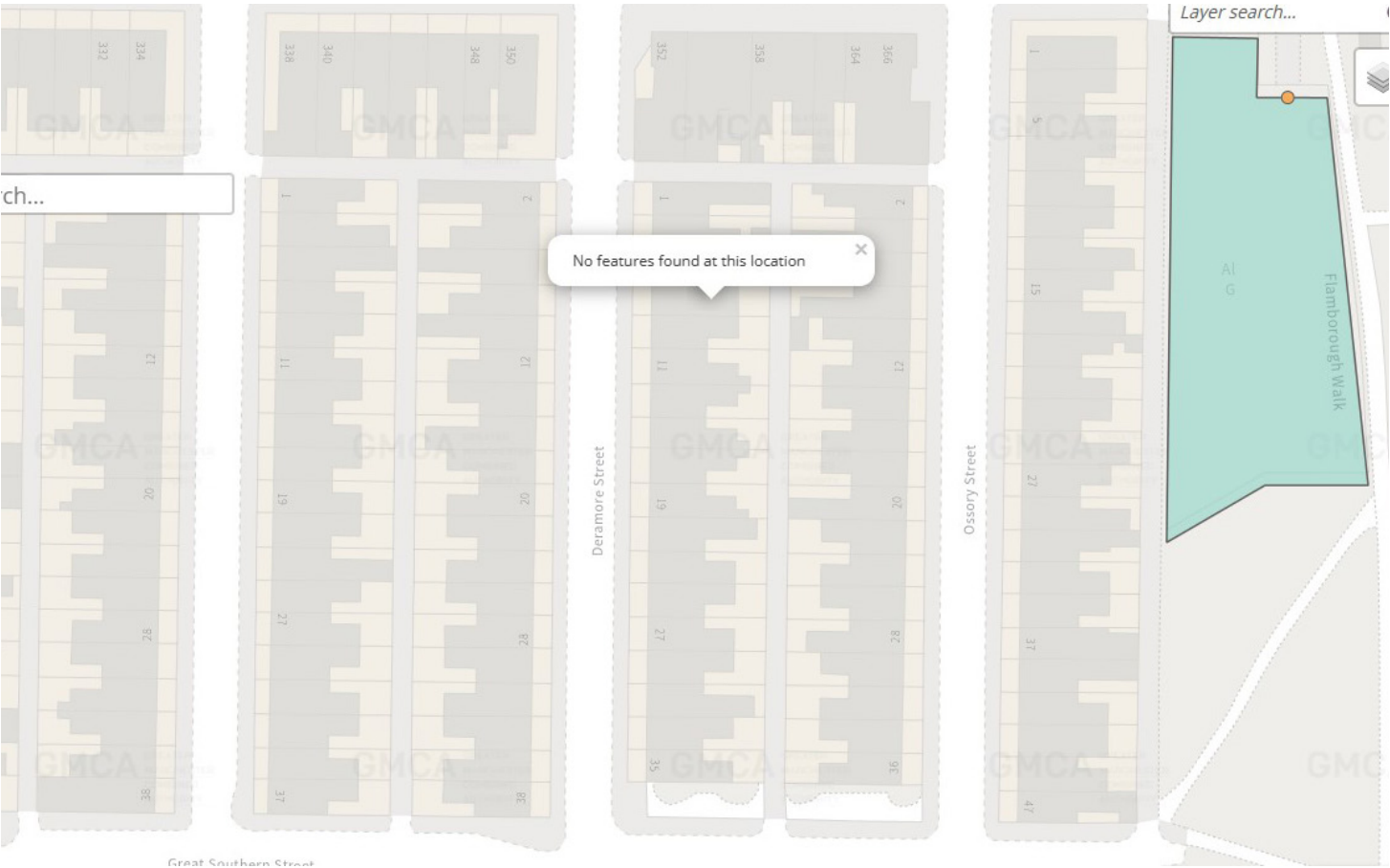
A noise impact assessment should not be required as the change of use is from a residential use to another residential use, the neighbouring residents won't receive a change in volume from its current use to its proposed use.

3.12 / APPRAISAL

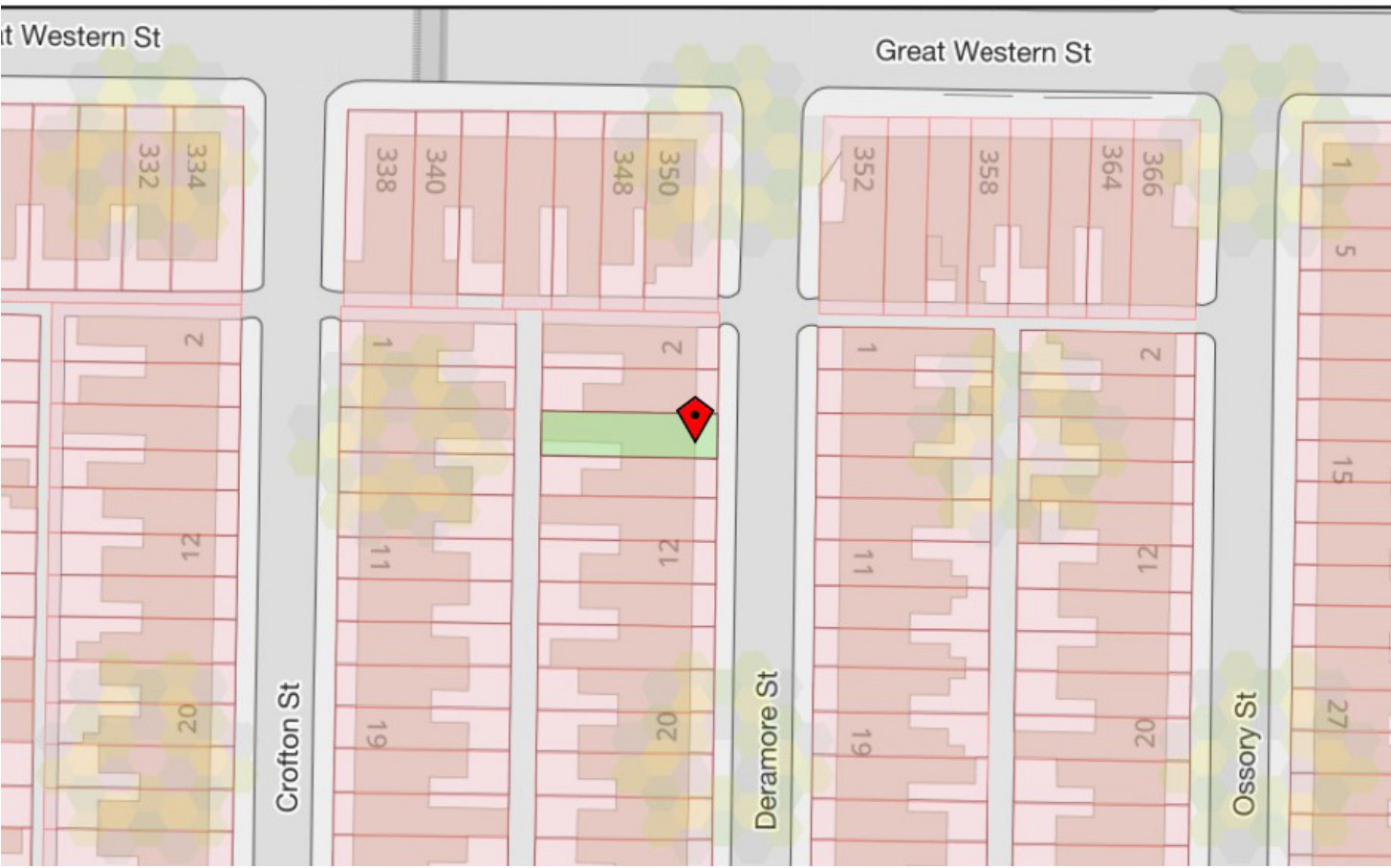
The property for the application is situated in a convenient location with regards to public transportation and local amenities. The surrounding small shops provide easy access to daily necessities for the occupants. The proposed development is not expected to have a significant impact on the local highway network due to the proximity of bus stops and the train station.

All residents will be able to live comfortably in the high-quality and affordable living accommodation, which has been designed to provide efficient living spaces.

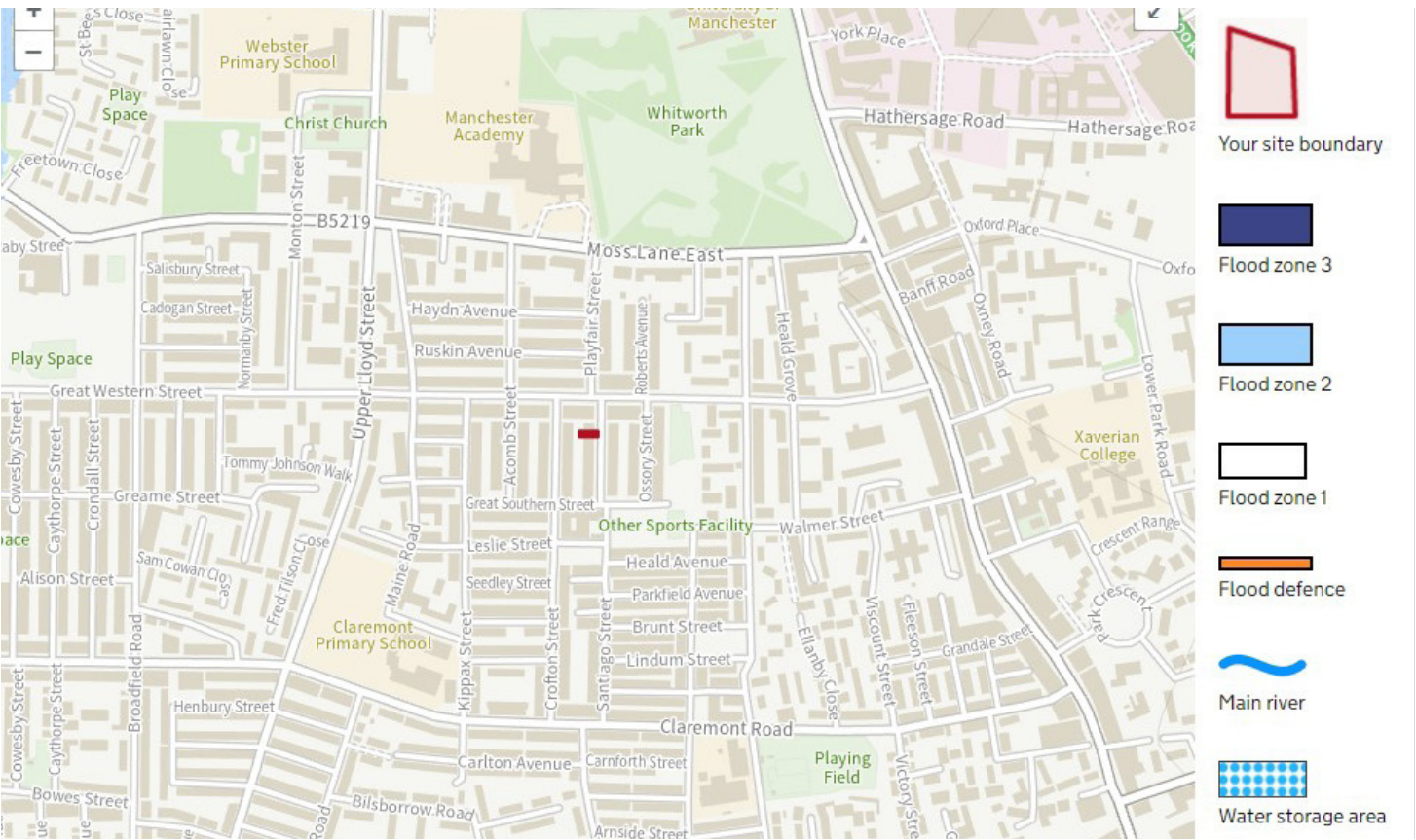
Land Use Map (Unitary Development Plan)



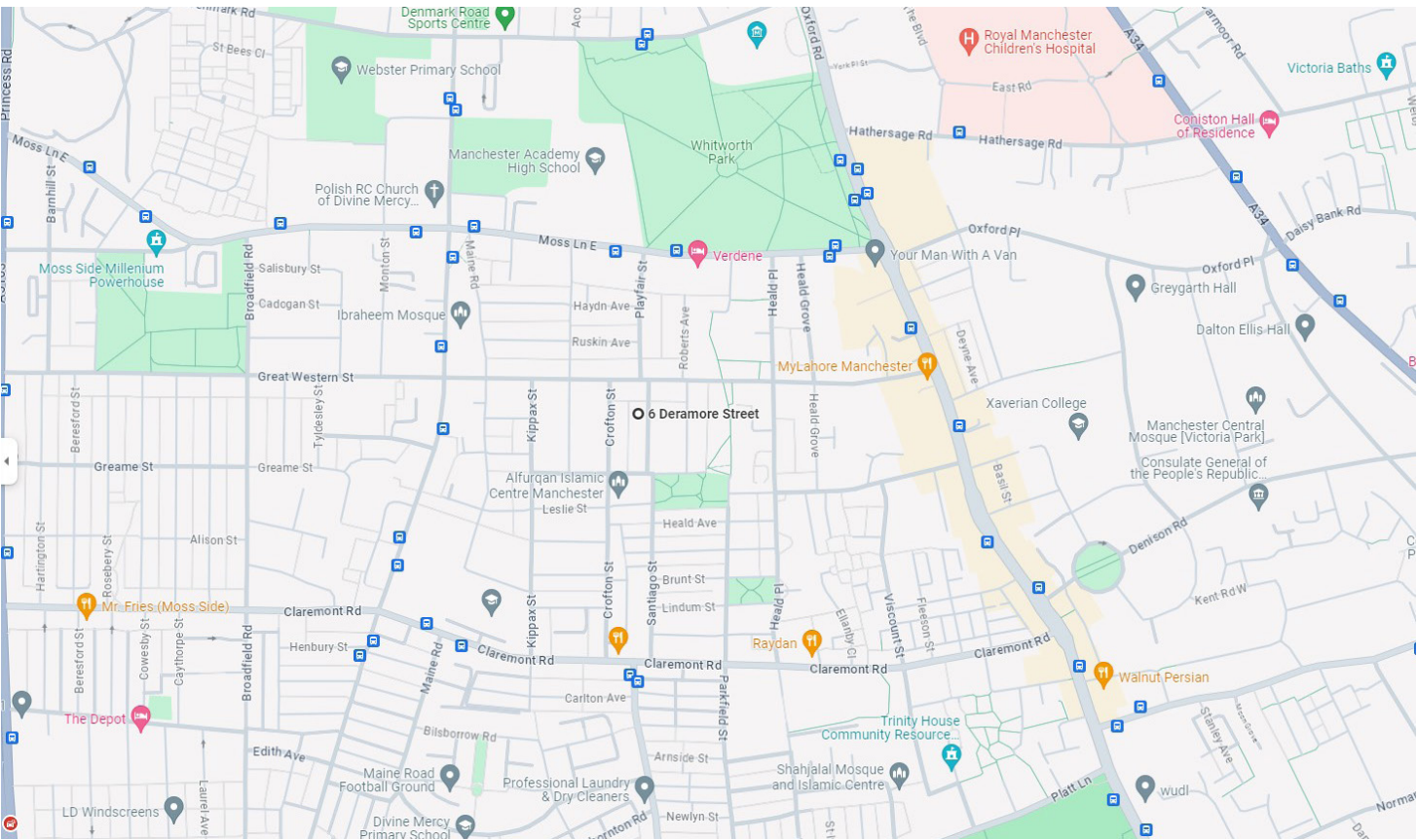
Legal Boundary Map



Flood Risk Map



Local Bus Stops



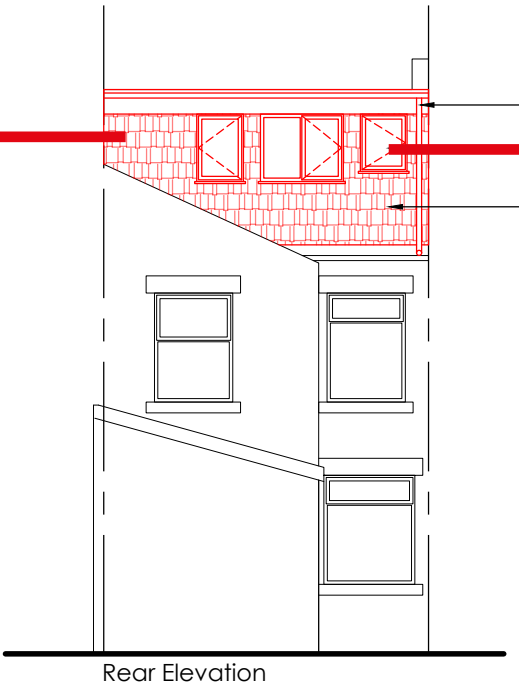
Existing Site Photos



Proposed Materials



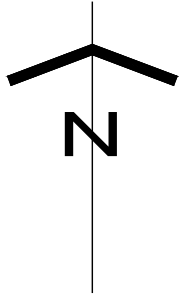
Proposed dormer hanging tiles to match existing roof tiles.



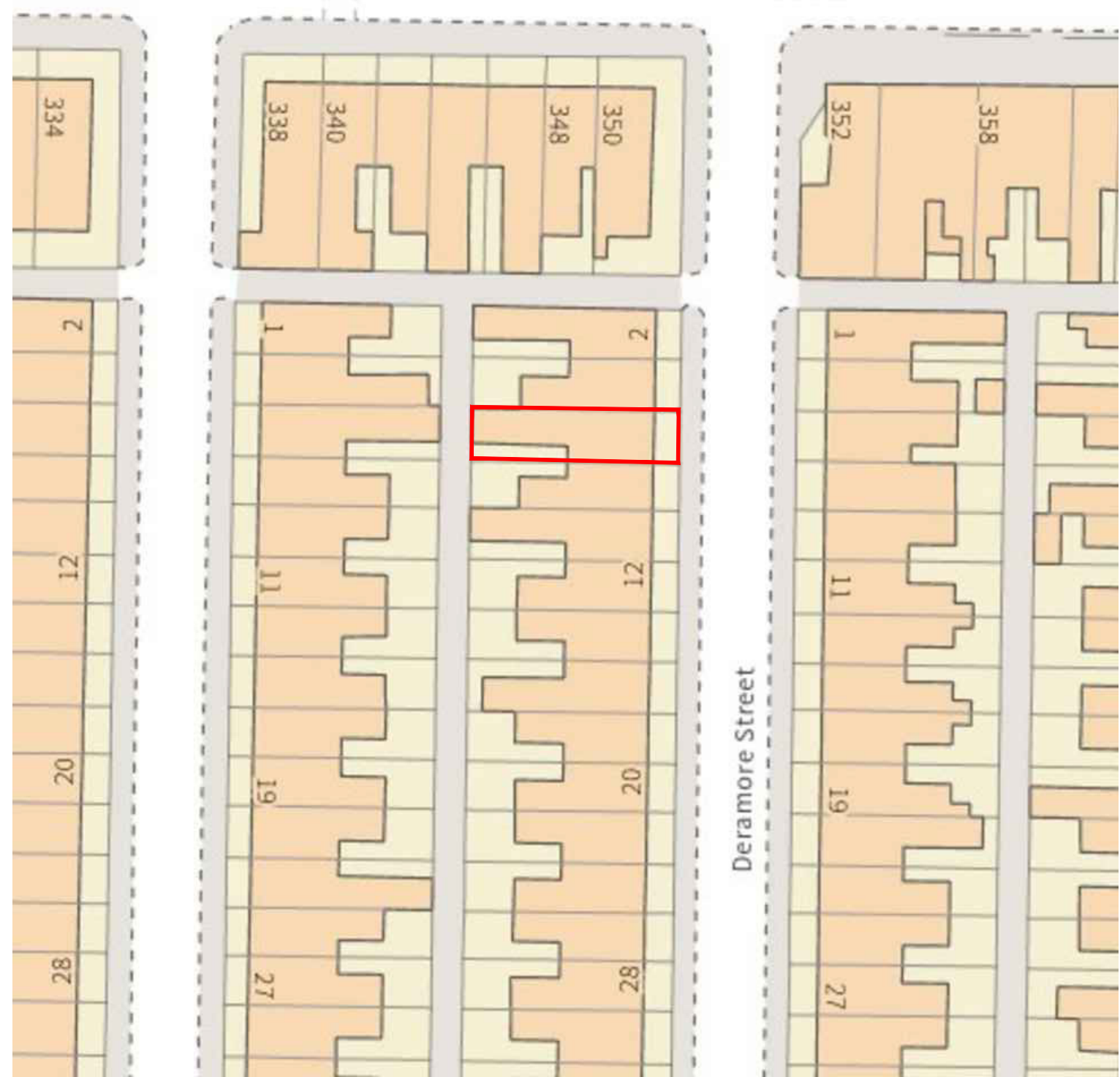
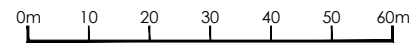
White upvc window to match existing.

Site Location

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Location Plan (Scale - 1:1250)



Site Plan (Scale - 1:500)



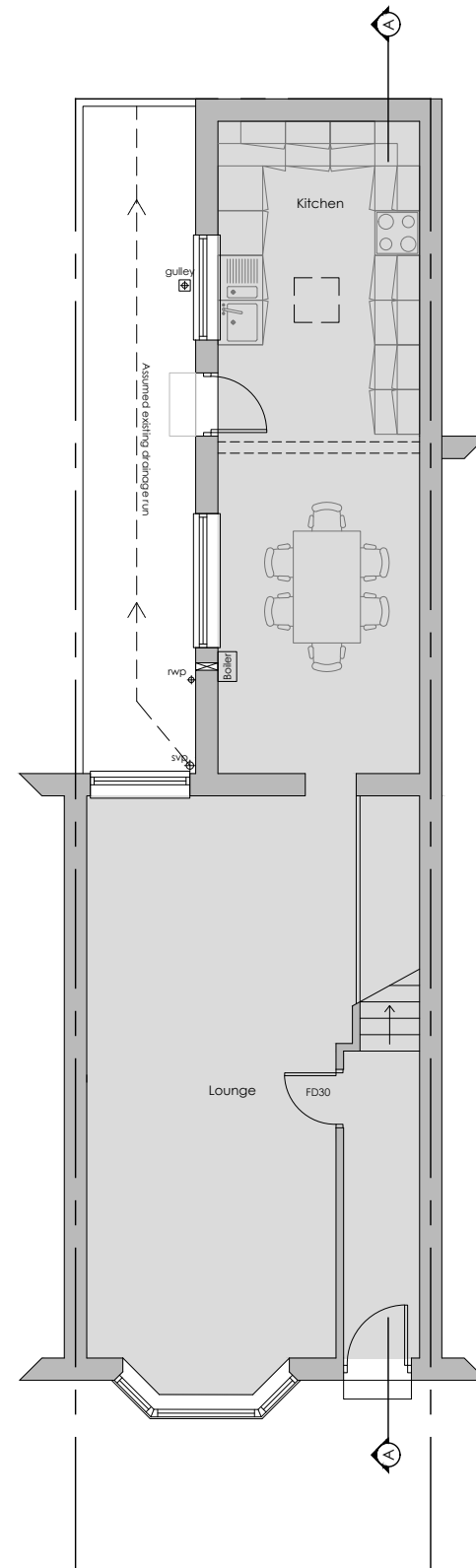
Existing Building

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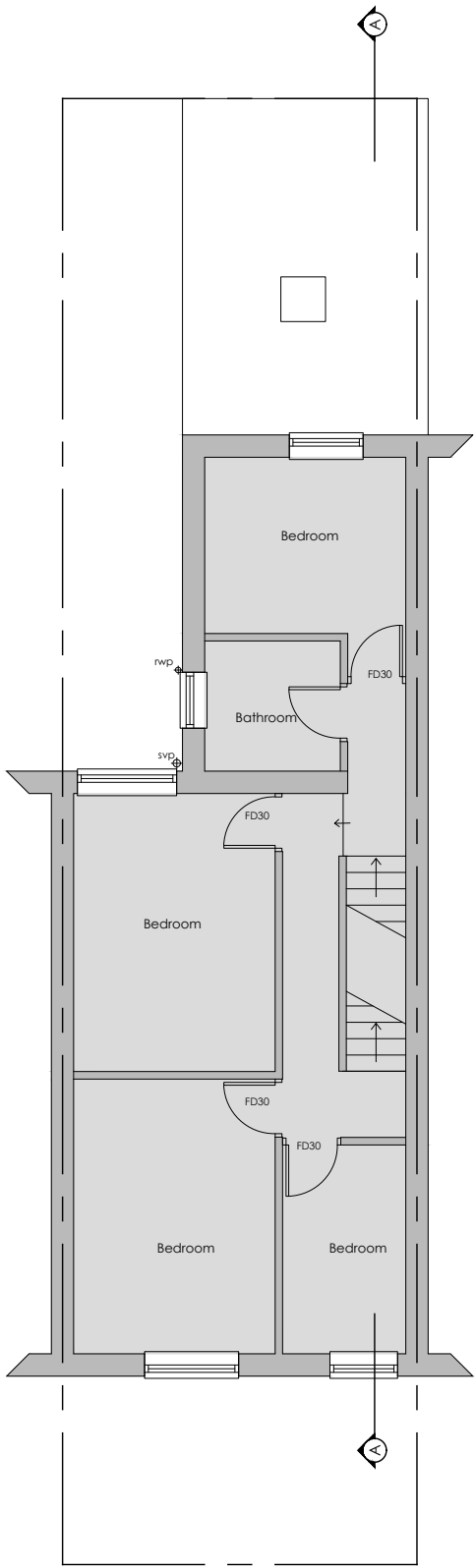
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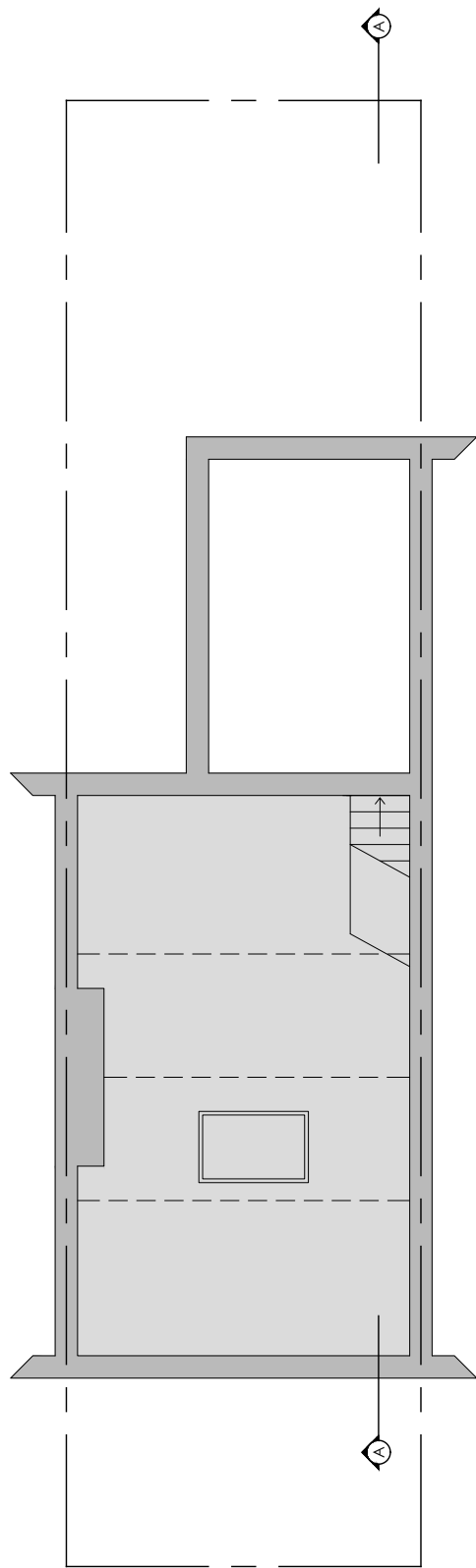
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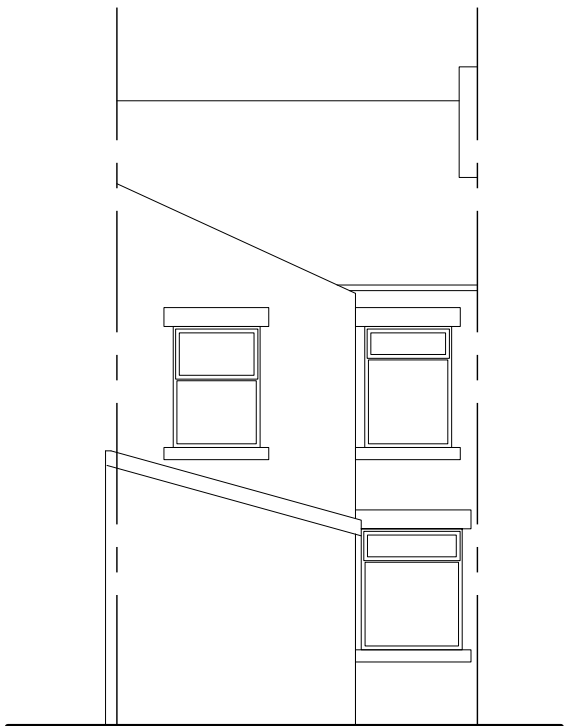
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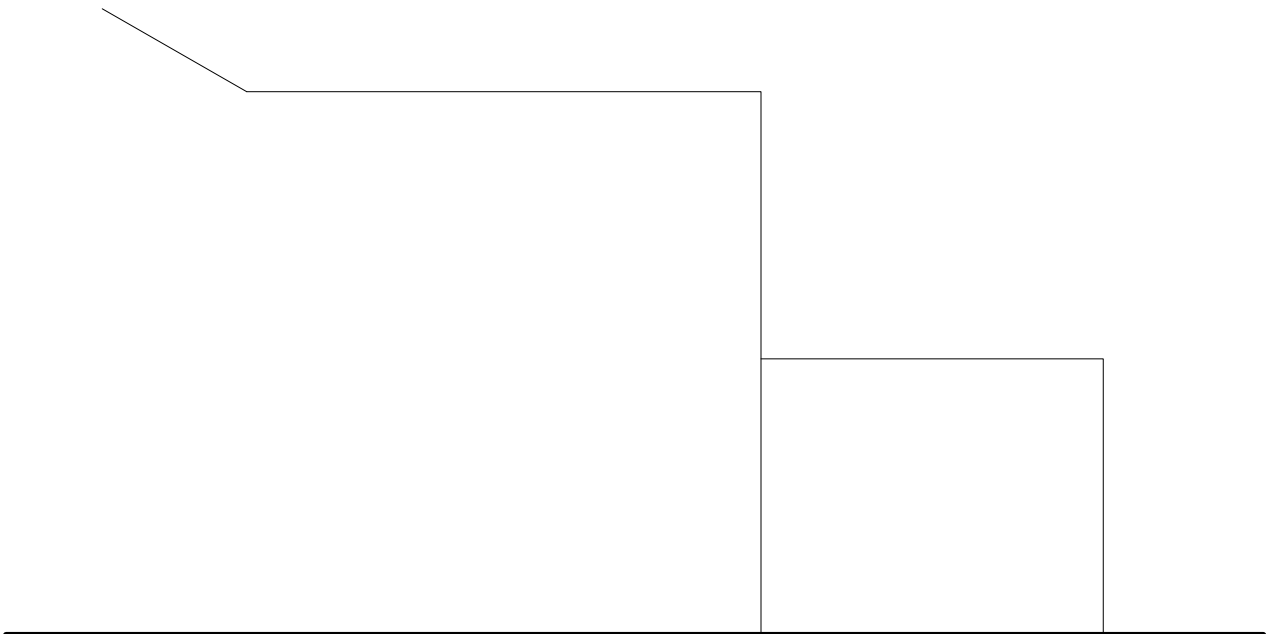
Front Elevation



Side Elevation



Rear Elevation

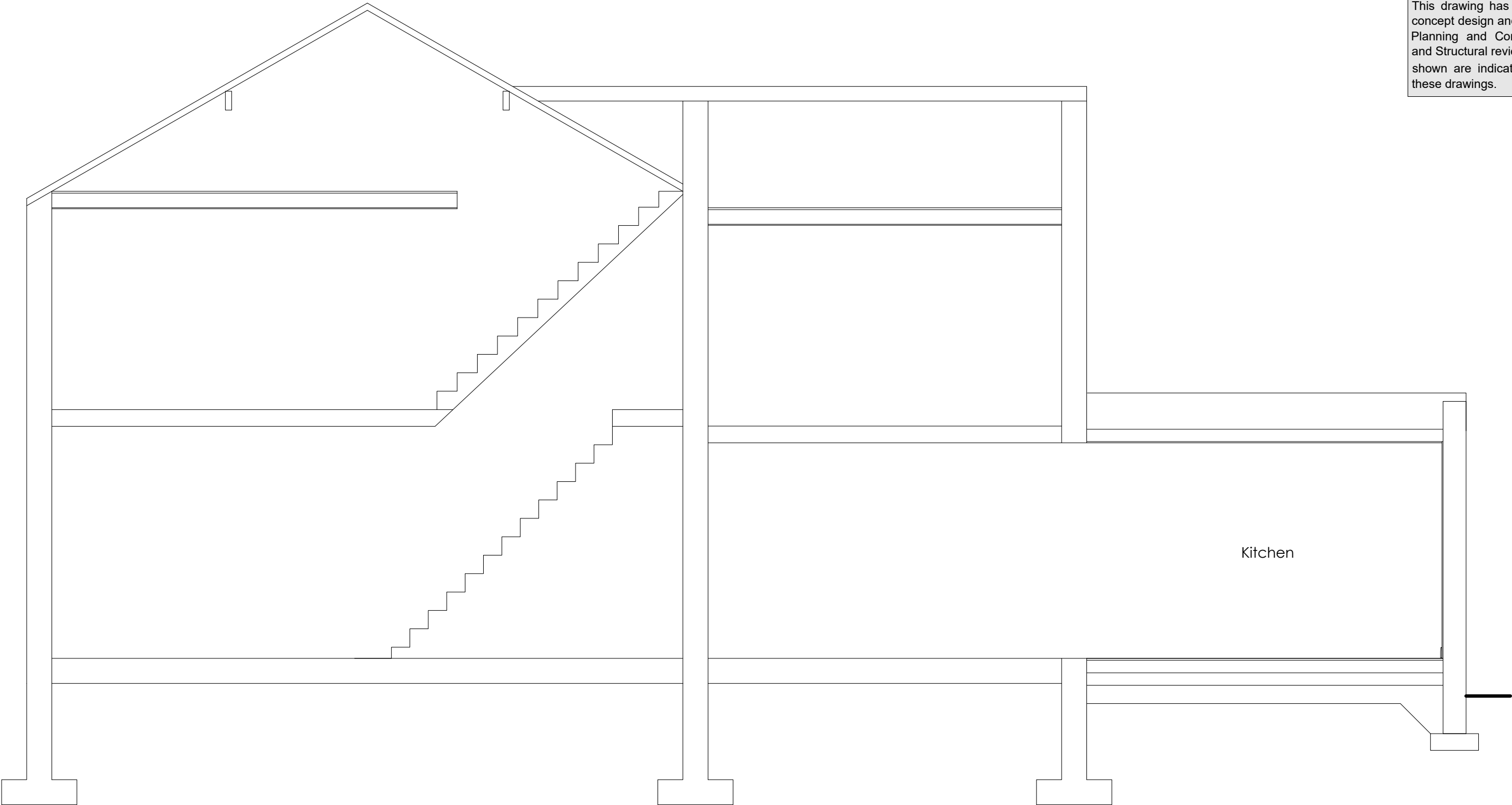


Side Elevation

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Proposed Building

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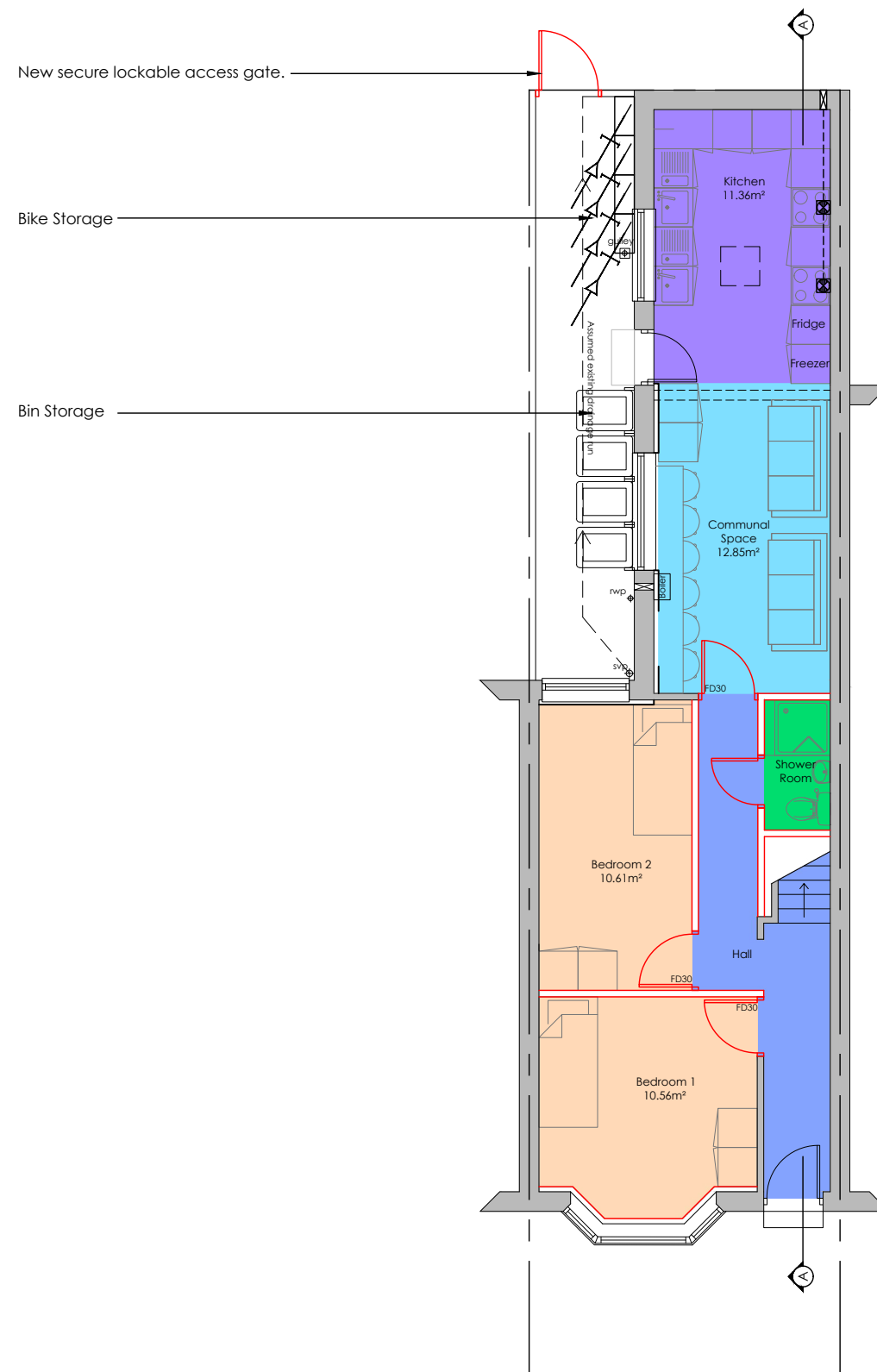
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Schedule of Accommodation

	1 Bed Shared Bathroom	1 Bed Bedsit
Level 0	2	0
Level 1	4	0
Level 2	0	1
Total	6	1

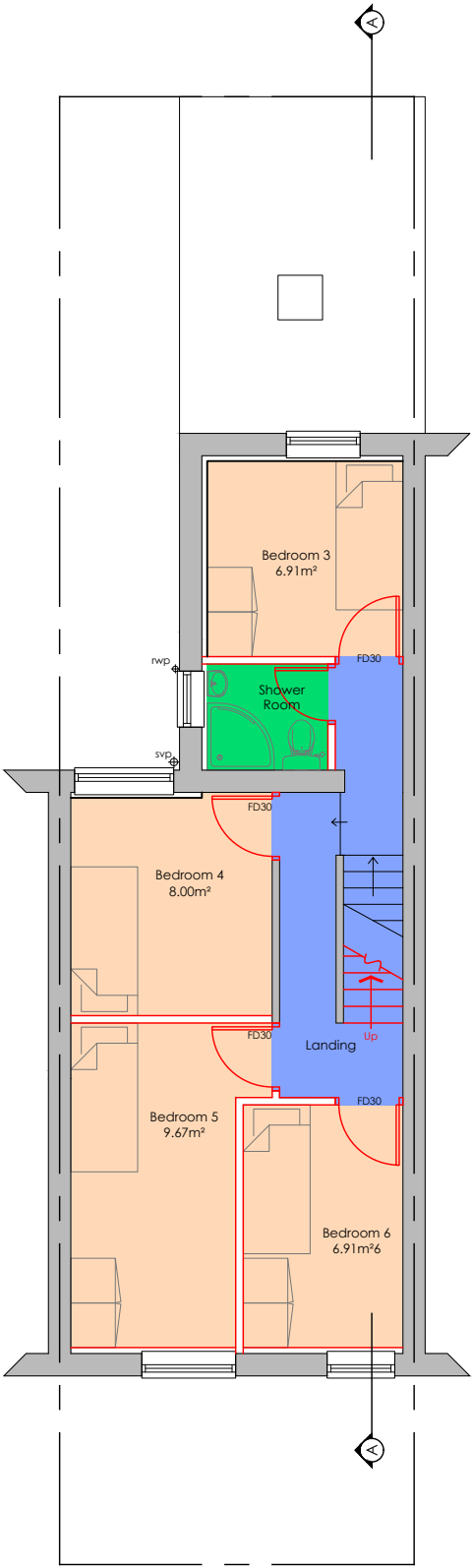
Design Key

	Bedroom
	Bedsit
	Circulation
	Communal Kitchen
	Dining/Communal Space
	Bathroom/Shower Room
	Site Boundary Line
	Existing Habitable Window
	Existing Non-Hab Window
	Proposed Habitable Window
	Proposed Non-Hab Window



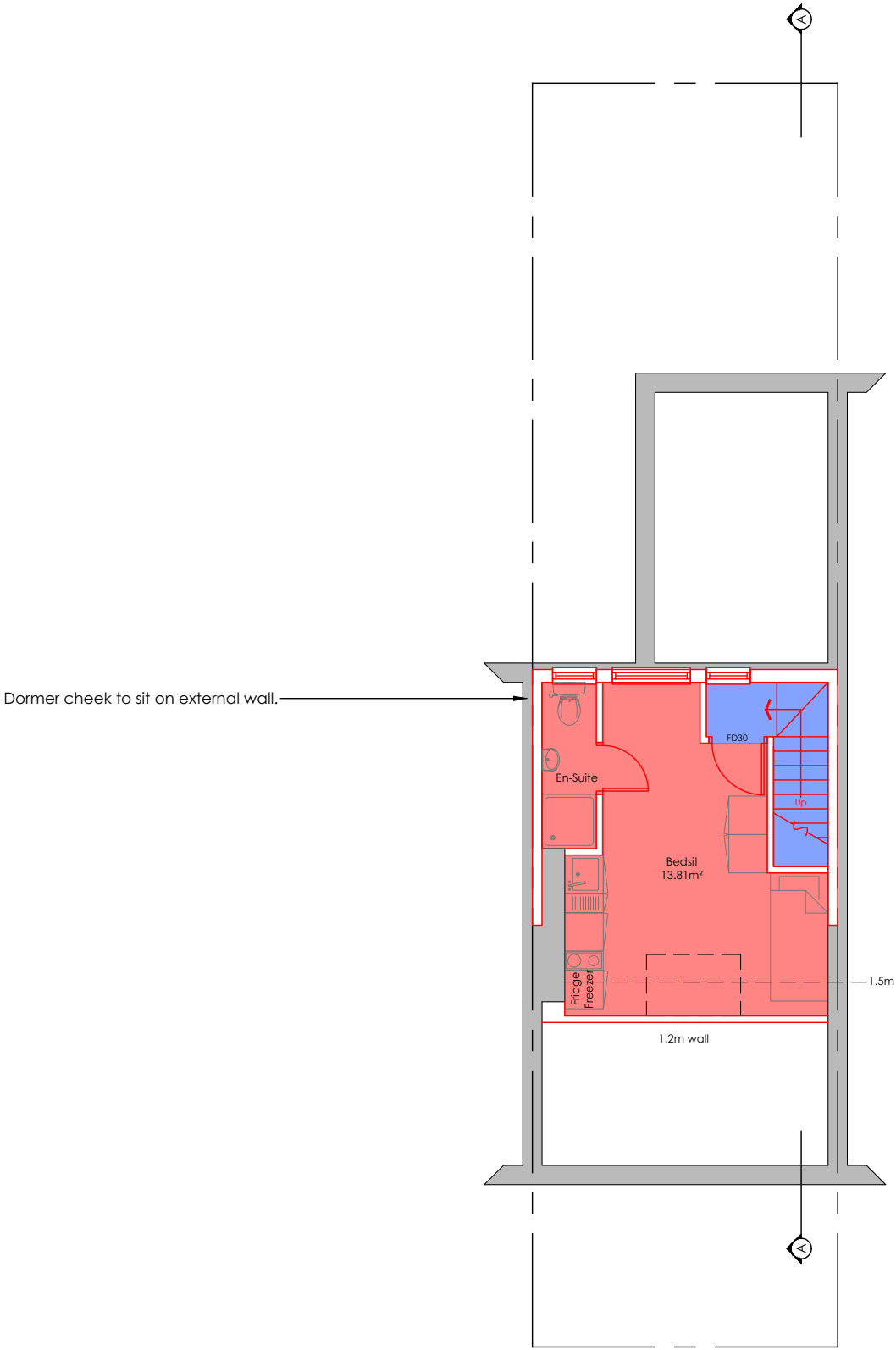
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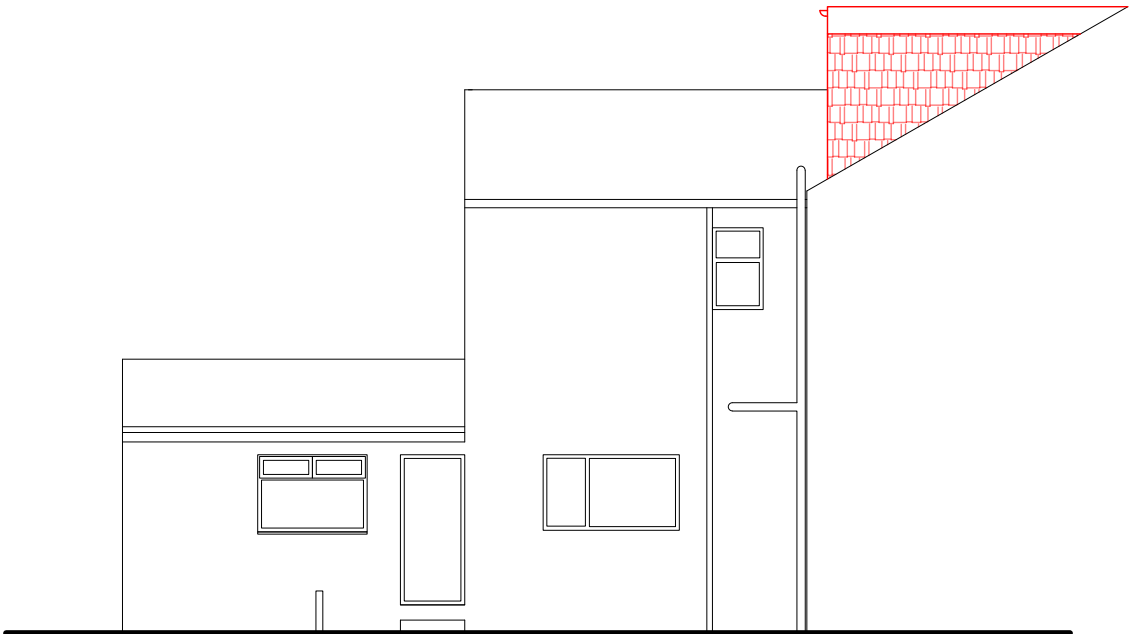
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Front Elevation

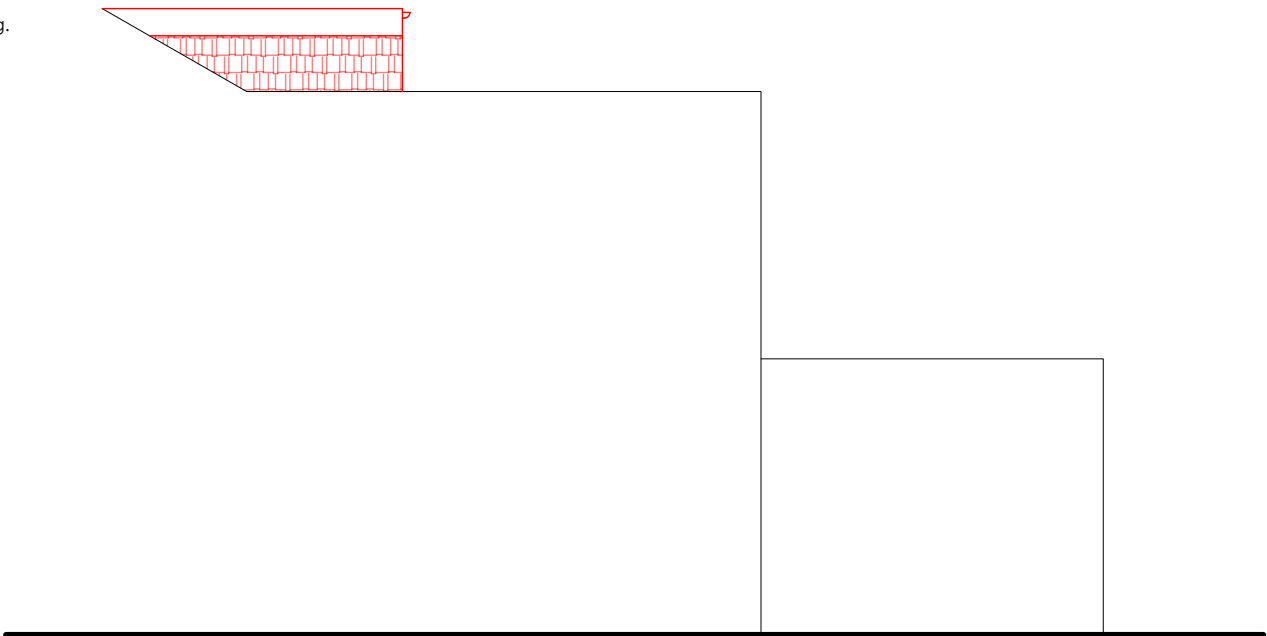


Side Elevation



Rear Elevation

Fascia / roof detail to match existing.
Upvc windows to match existing.
Hanging tiles to match existing.

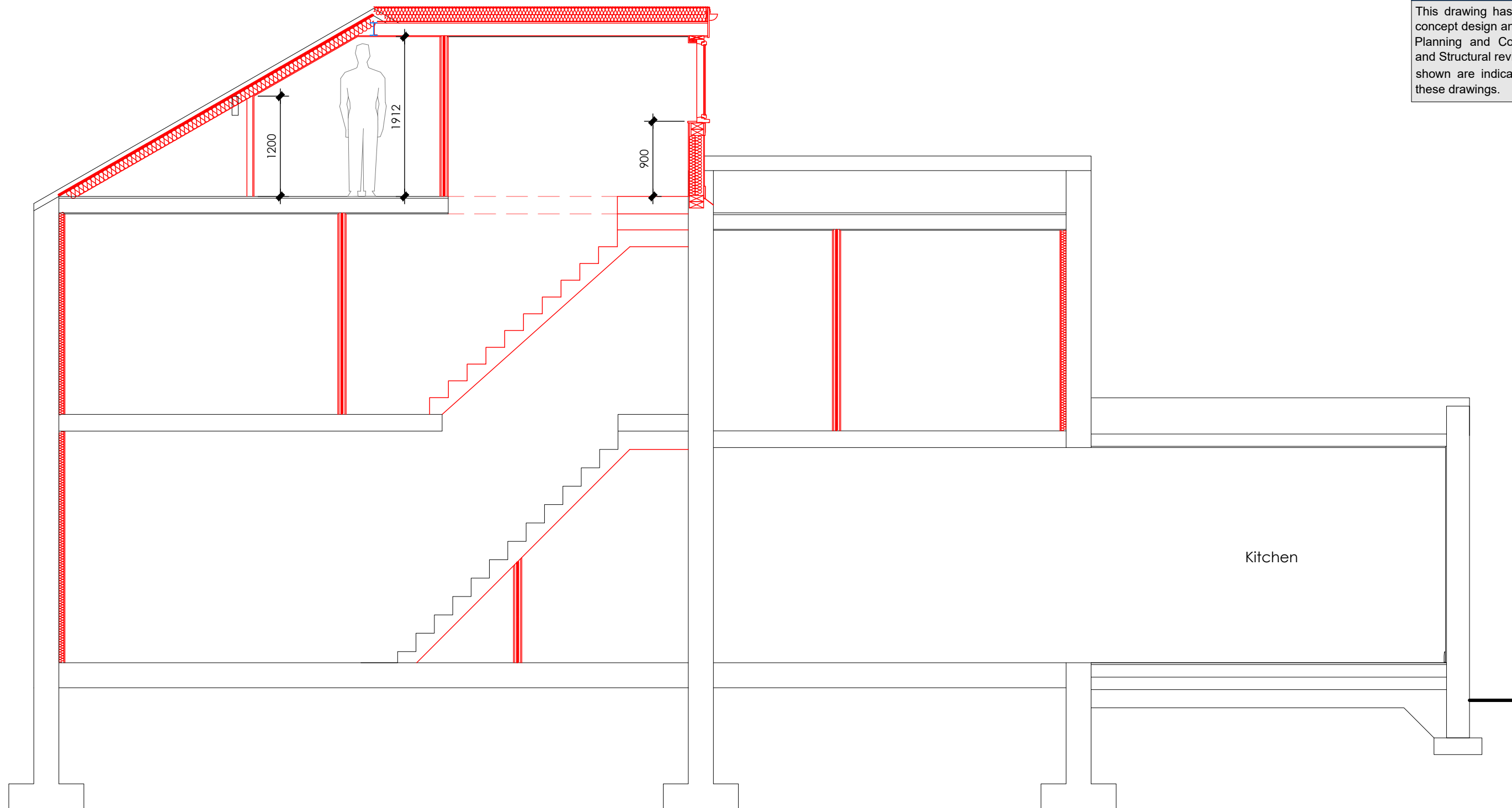


Side Elevation

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