



**Design & Access Statement
(96)001 PL0**

For

**74-76 Old Hall Lane
Manchester
M14 6HN**

(23.04.24)

1. Consultant Details

All correspondence regarding this matter is to be sent to:

Ahmed Choudhry

NADA Architects

169 Kingsway

Burnage

Manchester

M19 2ND

Tel: 07974 735527

E-mail: ahmed@nadaarchitects.com

2. Introduction

NADA Architects have been appointed by Mr Bartosz Kopydlowski to produce this report, which aims to provide information on the existing site and the proposed development works at 74-76 Old Hall Lane, Manchester, M14 6HN.

The properties are a pair of semi detached properties with a corner position facing Old Hall Lane and Birchfield Road. The surroundings are predominantly residential with a small parade of commercial units a stones throw away. Within the area are a mix of private residential properties and HMO dwellings.

There is off street parking to the front serving both dwellings for approx. 3no. vehicles.

No. 74 has a certificate of lawfulness (ref: 136647/LE/2023) recently applied for use as a small HMO C4 property up to 4-6no. students. This has been approved.

No.76 is currently a C3 dwelling and has been applied for under lawful development certificate (ref: 137534/LE/2023) to also be used a small HMO C4 property up to 4-6no. students. This application has also been approved.

This submitted proposal has already been approved also under ref: 139029/FO/2024 but we were asked to move the proposed ground floor north window for it to be positioned east of the property facing the side of the property. We believe the proposal with the window to the rear elevation (as per this submission) is preferred and should be acceptable with the distance to the neighbouring property on Birchfield Road, hence the resubmission with this application.

Both properties have been used as small HMO's for many years and the applicant would like to create improved HO facilities by way of extending and reconfiguring the properties.



The proposal for the applicant is to extend and refurbish both dwellings to create a total of 6no. student bedrooms in each dwelling with a 4.5m deep single storey rear extension across the rear. We are looking to reconfigure the internal spaces to create quality student accommodation.

The single storey rear extension are lean-to roof proposals with rear facing windows serving the ground floor new bedrooms. These new bedrooms are stepped down to lower the roof height of the proposed single storey rear extension.

The mid section of the property would consist of the central open plan kitchen/dining/living space for the occupants.

There are also 2no. bedrooms with en-suites proposed at first floor to improve the quality of the accommodation.

The overall site area is approximately 0.089 hectares (892m²).

7. Conclusion

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

- Occupy both properties once again
- Create improved / quality student accommodation in the area
- Maximise the potential for the site and improve facilities.

