



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

For

**43 Courier Street
Abbey Hey
M18 8SY**

(06.02.24)

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 Afzal Mahummad to produce this report, which aims to provide information on the existing site and the proposed development works at 43 Courier Street, Manchester, M18 8SY.

The named property is in a close with a mix of terraced and semi detached dwellings. There are no commercial properties within this street but not far from the local shopping area.

There is a generous garden to the side and rear for the residents to enjoy. There is also off street parking for 1no. vehicle although this can be increased if necessary.

The proposal looks to convert the existing three bedroom dwelling to a 4no. bedroom HMO accommodation. The applicant is looking to let to young professionals only.

The overall site area is 0.025 hectares (250m²). (Unchanged)

There are no extensions proposed for the property but we are reconfiguring the internal spaces only to meet HMO guidelines and standards.

There will be strict rules for occupants on noise and disturbance to the neighbouring residents so we do not anticipate any concerns from this perspective.

3. Security Measures

The site will have CCTV installed for the external space to ensure the site and safe and secure from any criminal or antisocial activity.



4. Bin Storage

There is ample bin storage space within the garden space to the side. Waste collections will take place as per the local council waste collection days for individual bin types.

5. Conclusion

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

- Bring the vacant unit back into occupation and create another quality accommodation for your professionals in the area.
- Modernise the property to improve the aesthetics of the local area.

