



Khans Newsagents, 154-156
Claremont Road, Manchester
M14 4RT

Management & Supporting Statement

Separation of existing
retail unit within a mixed-
use property and
modifications of use to
first floor and loft
conversion

June 2023

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SUPPORT STATEMENT FOR:

154-156 Claremont Road, Manchester M14 4RT

CONCERNING:

The proposal seeks to modify the use of a mixed usage property that has retail use on the ground floor, and residential use on the first floor. The aim of the proposal is to separate the retail unit on the ground floor into two, and provide internal changes to the first floor with a loft conversion forming 4 self-contained residential flats.



Figure 1. Front Elevation (Google Maps, 2023)

1 INTRODUCTION

- 1.1 The following Supporting statement outlines the measurements that will be taken to effectively manage the proposal for the proposed development of Khans Newsagents mixed use property at 145-156 Claremont Rd, Manchester.
- 1.2 It will discuss the arrangement for the occupants, managerial policies as well as preventative measures of potential issues such as anti-social behaviour, noise, pollution etc. These methods and policies will aim to minimise any detrimental impacts that the residents of the mixed-use property might have.
- 1.3 It will aim to provide information on how the residents can adjust themselves within this mixed-use property, by providing them with individual access, private space etc, to make their living conditions better.



Fig 2. Front Elevation of Property, Google Maps, 2023

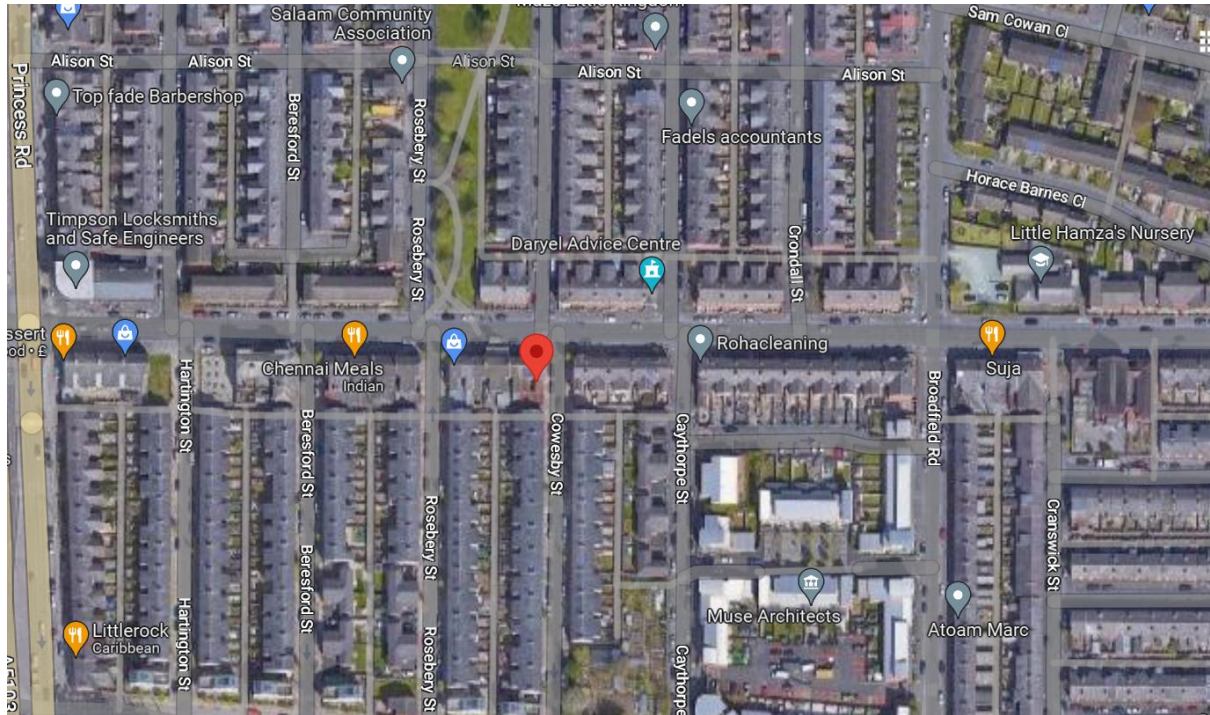


Figure 3: Location of Property (Google Maps, 2023)

2 PROPOSAL

- 2.1 The property exists as a mixed-use property that provides retail services on the ground floor and residential use on the first floor. The ground floor currently with the retail unit, provides space for storage and other utility spaces such as two additional living spaces, a yard, kitchen and a bathroom.
- 2.2 The first floor of the property as existing is used as a residential space. It provides space for five bedrooms, a dressing room and two bathrooms. The loft space of the property is not in use, and it is proposed to be converted in the proposal that the client has suggested.

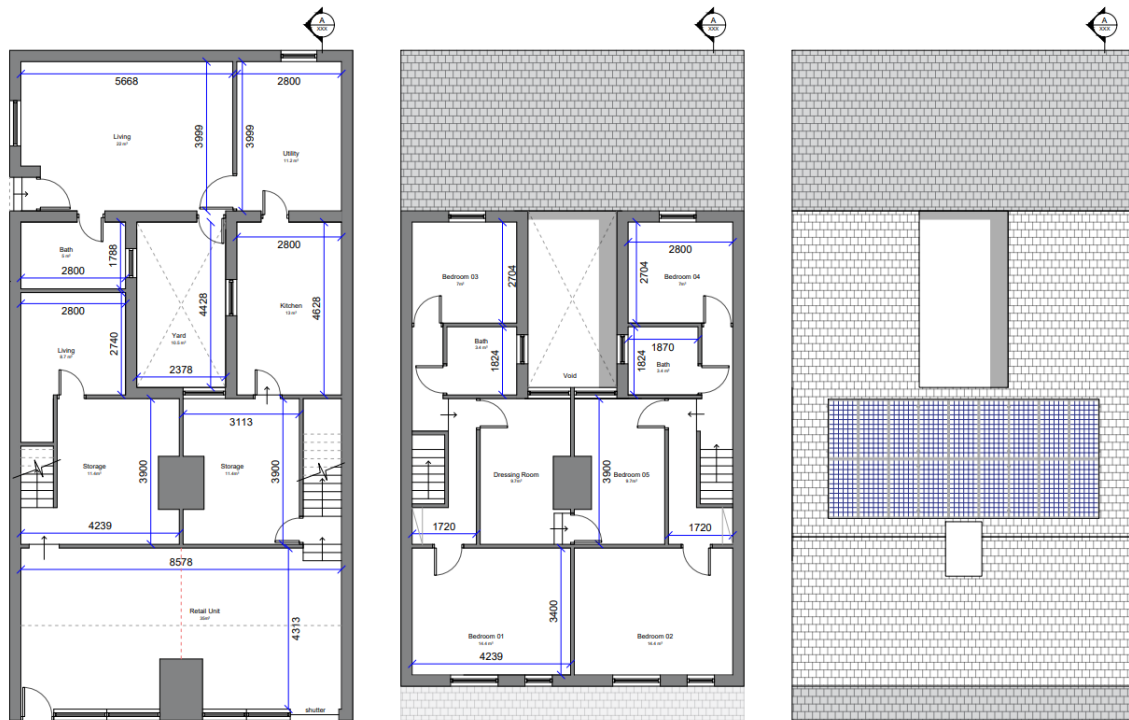


Figure 4: Shows the existing property usage (Had & Co, 2023)

- 2.3 The proposal seeks to split the retail space into two and convert the residential space into flats that can be used for accommodation purposes.
- 2.4 The new proposal on the ground floor will aim to split the retail and it will be creating a new left side retail that will be split up to the previous, marked storage space and the new retail unit on the right will also be split up until the storage space, removing any separating walls.
- 2.5 The floor space on the ground floor will be re arranged. On the left side following up the separation of the retails unit it will have a W.C, and two additional kitchens. On the right side it will also have a W.C, an additional kitchen and an en suite. The left side and the right side of the ground floor are split by a separating yard that provides private access to each individual side.

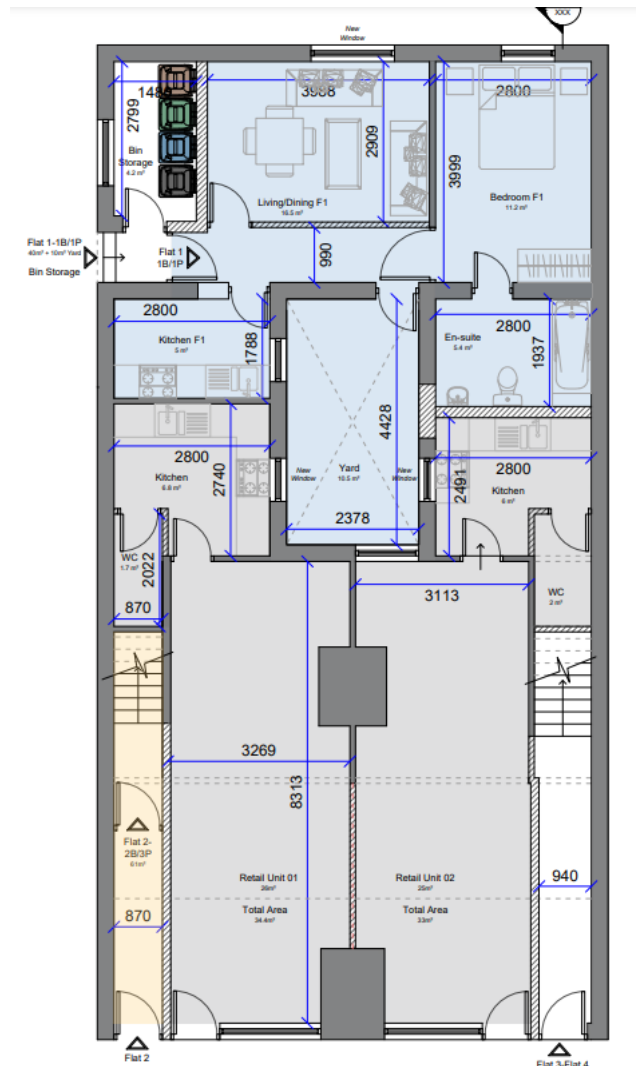


Figure 5: Shows new proposed ground floor space arrangements (Had & Co, 2023)

- 2.6 The proposed ground floor will provide access to the flats on the first floor. Flat one is accessible from the rear side of the ground floor. Flat 2 and 3-4 will be accessible via the staircase on the ground floor. Flat 1 will be accessible at the rear of the ground floor.
- 2.7 The first floor will provide access to three flats, each consisting of an individual bedroom. Flat 2 on the first floor is on the left side of the first floor, a separating wall has been placed to separate flats and to provide private accessible spaces as well as shared utilities. A staircase on the left side will provide access for residents of flat 2, to additional utilities of a kitchen, bath and living space. Residents of flat 1 can access the additional utilities on the ground floor.
- 2.8 To the right side of the first floor that has been separated by a separating wall and a void space in the centre, provides a bedroom for flat three, a study area, a bath, a kitchen and a living space. Flat three on the right side, then provides access to the loft/ attic via a staircase. To the rear side of the first floor the third flat could be developed as suggested by the client with the

additional utility of a kitchen and a bath mirroring the flat structure of flat 1 on the ground floor.

- 2.9 The loft will provide access to an additional fourth flat accommodating two studio flats. The flat like the structure of the rest of the property is split into left and right. To the right side of the flat a bedroom is available, a kitchen and dining room with an additional eave storage space. The extra void space is also included to show the clear separation of both sides, and a separating wall has also been added. To the left side of the flat the second bedroom is available, with additional living spaces that include a bath, living and eave storage space.
- 2.10. It is proposed that the roof undergoes modification to provide better internal light for residents of flat four, it is proposed that additional dormers are added to the rear of the roof for each of the studio flats, that will be able to reflect light and absorb it. Making living conditions for residents of flat four better.

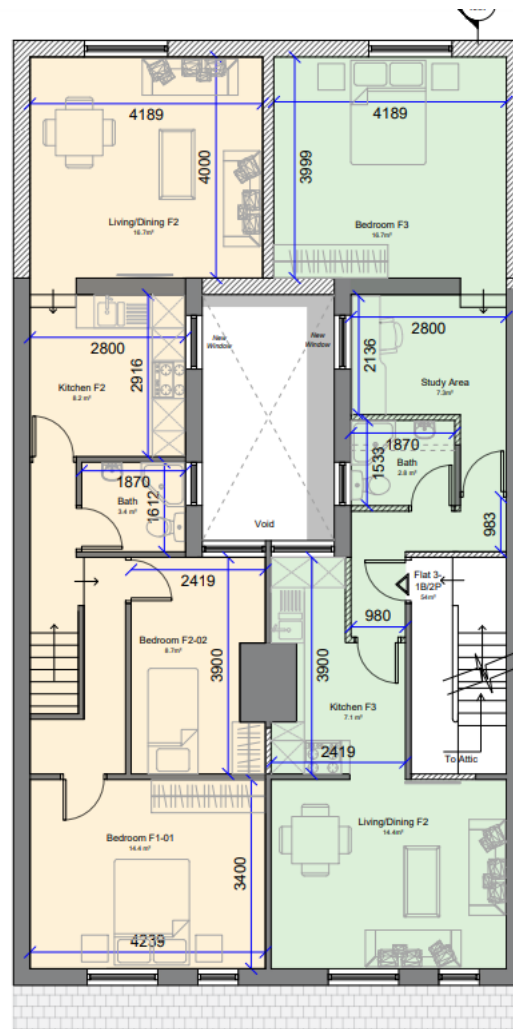


Figure 6. Proposed Layout of first floor flats, HAD & Co 2023

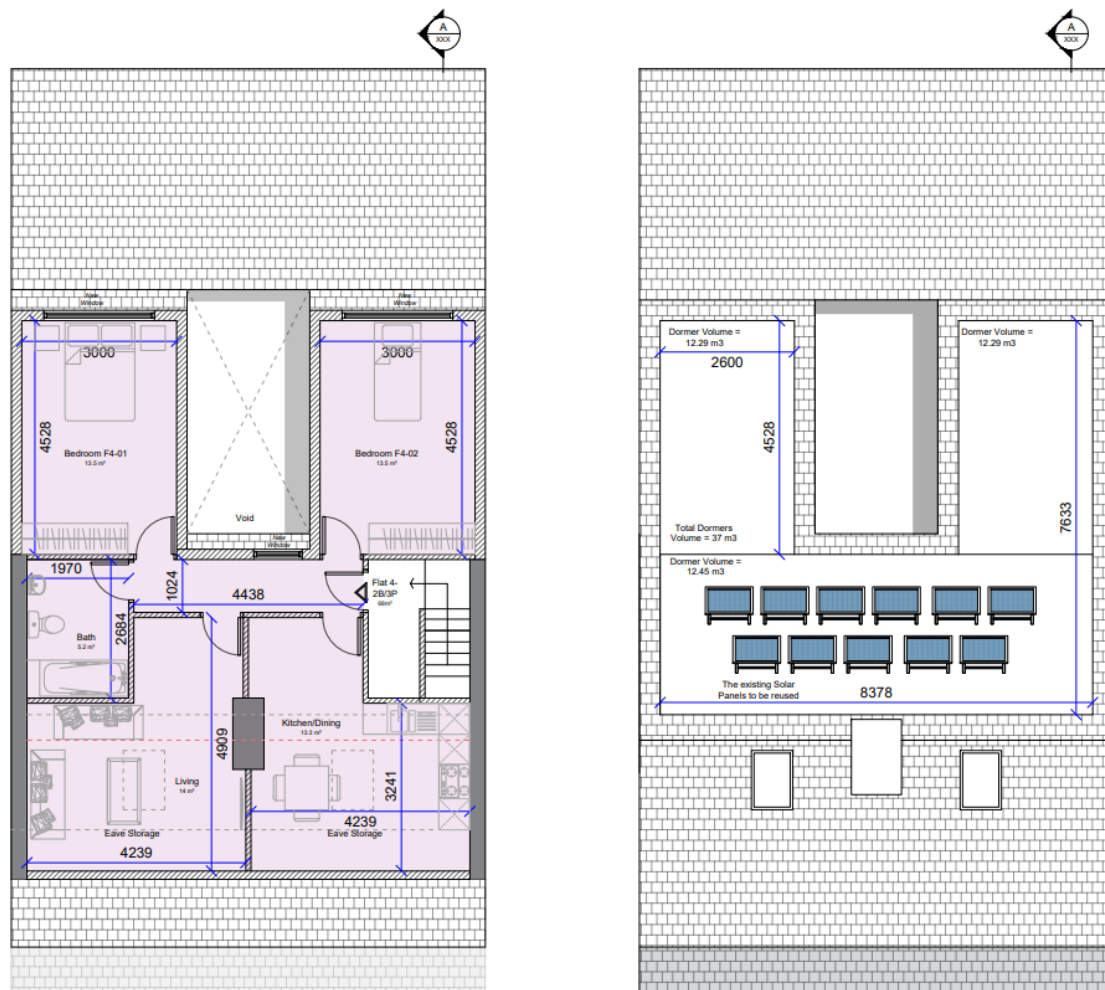


Figure.7 Proposed Layout of Loft and proposed modification to Roof. HAD & Co 2023

- 2.11 Each bedroom will be varied in size with some providing accommodation for up to two people. The additional utilities provided for each flat make living conditions ideal for future residents as they are provided with all living necessities.
- 2.12 The proposal is sustainable as the client has proposed to make effective use through splitting the property into a mixed-use property that provides greater accessibility for residents to live in, for tenants who are looking to rent smaller flats. Boosting revenue whilst providing accommodation services.
- 2.13 The management support statement will outline specific policies and legislations proposed by the Manchester Council and the Government that, if followed, would make the proposal ideal and meet safety regulations for residents and the community. These regulations would need to be strictly adhered to in order to make the proposal feasible and safe.

3 LEGISLATION & POLICIES

3.1 Under planning legislation and local policies, in order for the flats above the shop to be rented, possibly as an HMO, there are quality standard requirements that need to be followed.

“DC5.2 There will be a general presumption in favour of flat conversions within residential areas, on the upper floors of businesses within commercial areas and in properties on main road frontages, subject to other relevant policies of the Plan. They will be particularly welcome where large, old, difficult to re-use properties are involved, and where proposed schemes provide investment enabling the retention and improvement of housing stock.”
-Citywide Development Control Policies- Manchester City Council

3.2 Policies Applicable:

- Policy H 2 Strategic Housing Location
- Policy H 11 Houses in Multiple Occupation
- Policy T 2 Accessible areas of opportunity and need
- Policy EN 1 Design Principles and Strategic Character Areas
- Policy T 1 Sustainable Transport

3.3 Housing Health and Safety Rating System (HHSRS):

The Housing Act 2004 introduced the Housing Health and Safety Rating System (HHSRS) which provides a risk-based methodology for assessing hazards in dwelling houses. The assessment considers the type of hazard, severity, potential of harm etc. The HHSRS is not a standard but a system to enable the hazards to be identified and the risks minimised or removed.

3.4 Fire Safety Standards for Flats Over Shops:

For flats over retail shops, an adequate fire system needs to be installed for the safety of future residents. With fire alarm instalments there needs to be a clear access of property entrance and exit, so that in case of an emergency residents of the above flats can easily evacuate the building.

Fire alarm systems (smoke detectors) need to be installed in each flat as appropriate and according to Building Regs, and should be tested regularly for tenant safety. These should be interlinked where possible and each unit constructed with fire-separating materials to provide 30-60 minutes fire protection.

A fire risk assessment will need to be completed and a responsible person to ensure these risks are maintained and monitored throughout the buildings life.

3.5 Antisocial Behaviour:

Antisocial behaviour covers a wide range of problems and includes any behaviour that is capable of causing nuisance or annoyance to an individual(s) or the wider community. This type of behaviour can include:

- Harassment and intimidating behaviour
- Hate crime, for example racist or homophobic abuse
- Behaviour that creates alarm and fear
- Noisy neighbours and loud parties
- Problems associated with people supplying, dealing or using drugs
- People acting in a manner which is likely to cause distress or nuisance to others, due to the consumption of alcohol
- Vandalism, graffiti and other deliberate damage to property
- Rubbish or litter lying around, abandoned cars

The landlord needs to be responsible for managing antisocial behaviour for their own safety and for the safety of tenants. The landlord needs to provide information on behaviour regulations and emergency contact information for the tenants and the neighbours.

3.6 Security:

All entrances to property must be well lit, especially ground floor/basement rooms/external staircases. External entrance doors to communal area must be self-closing.

Security devices/ locks must not hinder means of escape in case of fire.

Security should also consider the security of tenants at a bigger scale, by providing them with individual room locks, private amenity space, and individual access to their own flats. Windows installed should also be lockable.

3.7 Standard Services:

Standard services include bin storage and collection for mixed use properties. Residents and retailers will need to adhere to bin collection dates and appropriately locate the bin storage space to collection point indicated property.

Residents of the flats should receive adequate information of when the bins will be collected, how they can recycle and the standard collecting procedure.

Fire alarm systems (smoke detectors) need to be installed in each flat as appropriate and according to Building Regs, and should be tested regularly for tenant safety.

3.8 Natural and Artificial Lighting:

All habitable rooms should have an adequate level of natural light, provided via a clear glazed window or windows. (It is advisable that the glazed area is to be equivalent to at least one-tenth of the floor area). Where practicable, all staircases, landings, passages, kitchens, bathrooms and toilets should be provided with a window. Windows to bathrooms and toilets should be glazed with obscured glass.

The client for the proposal has suggested to add additional dormers for tenants that will be looking to stay at the fourth flat.

However, the property should aim to install windows where needed to allow natural light to reflect into the building, lessening the reliance on artificial lighting.

3.9 Waste Management:

The proposal includes an effective waste management strategy for both commercial and residential use. Residents can use the bin storage space allocated to the rear side of the ground floor to help with recycling and efficient waste disposal. Bins will be collected on a weekly basis with timetables provided that will also demonstrate the type of bin collection to be made. To the front of the property bin storage space has been designated for commercial third-party collection, so that ground-floor retail units can make use of the bin storage for the disposal of various materials that can also be recycled.

The responsible local authority of the area is in charge of collecting residential bins.

3.10 Overcrowding:

A property is overcrowded when the number of persons sleeping in the dwelling contravenes either the specified room or space standard. It is an offence for either an occupier or landlord to cause or permit overcrowding. The Council can prosecute the person causing such an offence. Where a dwelling is found to be overcrowded the Council may serve notice on the occupier, in writing requiring him to abate the overcrowding within 14 days from the date of service of notice.

3.11 Amenity and Space Standards:

The bedroom standards suggested for a single person are 6.51m², the bedrooms within the self-contained flats meet the required bedroom size.

All other amenities also meet the required size of space that makes the proposal adequate and in accordance with NDSS (Nationally Described Space Standards).

Additional facilities have been provided for the residents allowing them to maintain a good hygiene level.

4 NOISE / NUISANCE

4.1 Noise can take many forms and the effect on those exposed to the noise can range from minor irritation, to disputes with neighbours, to significant ill health. A straightforward definition of noise is 'sound which is undesired by the recipient'. It is a criminal offence for people to cause noise and nuisance which results in people being unable to relax and enjoy their home and community life. Statutory nuisance could be caused by:

- A high volume of noise, perhaps through parties, music, radios etc.
- Loud sounds emitted from equipment, motor vehicles or machinery.
- Rubbish being dumped, which is attracting vermin and pests.
- Toxic fumes being released from a property such as gas, smoke, or other odours e.g., bonfire nuisance.
- Noisy dogs or other types of pets.
- Nuisance caused by an unclean environment or overcrowded conditions.

4.2 Occupants:

The occupants of buildings are usually the source of excess noise and main cause for nuisance. In order to minimise and prevent the tenants from causing a nuisance they will be instructed to consider the following recommendations:

- Monitor the level of sound being emitted from radios, televisions, and stereos at all times of the day.
- Place music systems and televisions on rubber mats or carpet to help absorb sound.
- Avoid placing sound emitting appliances next to shared walls.
- Consider the time of day chosen to carry out housework, DIY and gardening.
- Limit noise at inconvenient hours.
- Inform neighbours if they are to carry out disruptive DIY work.
- Let neighbours know if they intend to have a party.
- If going out or returning home late at night take extra care not to disturb neighbours through loud voices and slamming of doors.
- Make sure any visitors are considerate to neighbours and do not cause a disturbance.
- Make sure visitors are aware of any noise mitigating measures/policies.

4.3 The property location is within a mixture of other residential properties and some commercial properties along the ground floors nearby, therefore, the level of noise needs to be managed to prevent any negative consequences from being caused for either party.

4.4 If the property requires any construction work, an ideal notice should be given and a specific time should be allocated, to maintain a positive response by the surrounding neighbourhood.

5 CRIME PREVENTION

5.1 The property is located within a low crime rate area, indicating that the risk to future tenants is low, and makes the area less vulnerable to theft and other crimes.

5.2 However, it is important that tenants are informed about legal procedures in the case of any concerns, they should be given adequate information on emergency contact details etc.

5.3 Each flat should have locks, and external CCTV cameras covering communal areas installed for the safety of tenants and deterrent of crime.

6 EMERGENCIES

6.1 Occupants will be given clear advice and information on what action is to be taken in the event of an emergency e.g., how to access first aid provision, relevant contact details and mechanisms for reporting incidents and raising health and safety issues.

6.2 The nearest Hospital with Urgent care facilities is: Manchester Royal Infirmary which is a 9-minute drive from the proposed site location.

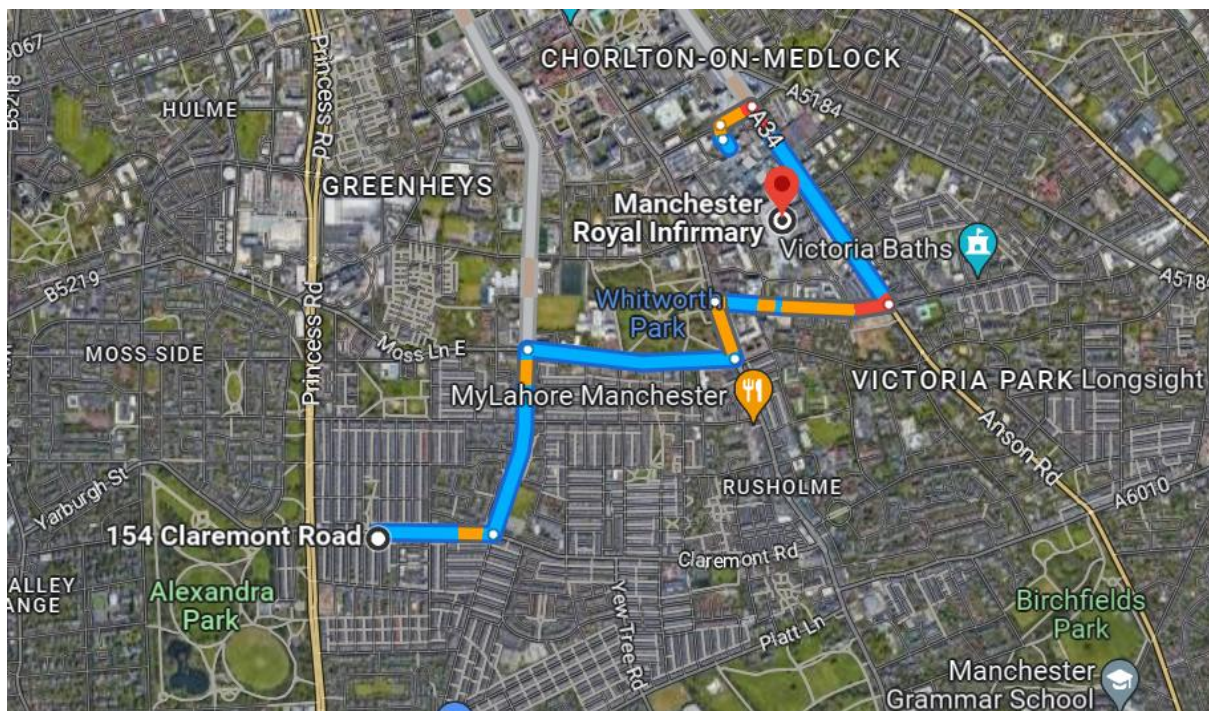


Figure 8. Nearest Hospital to Site, Google Maps 2023

7 PARKING

7.1 Residents will be advised of any car parking arrangements prior to the initiation of their tenancy. Residents will be provided with details of access to public transport and any designated safe walking, cycling routes to encourage more sustainable travel and reduce reliance on personal motorised vehicles.

7.2 The proposed site, provides on-street car parking availability, that tenants can use. Tenants should also be informed about other modes of public transport availability, to substitute car usage and be more sustainable.



Figure 9: Shows on road parking availability and off-road parking availability.

7.3 The bus station and the train station closest to the site are located at a short walking distance of 8-9 minutes, easily accessible and sustainable.

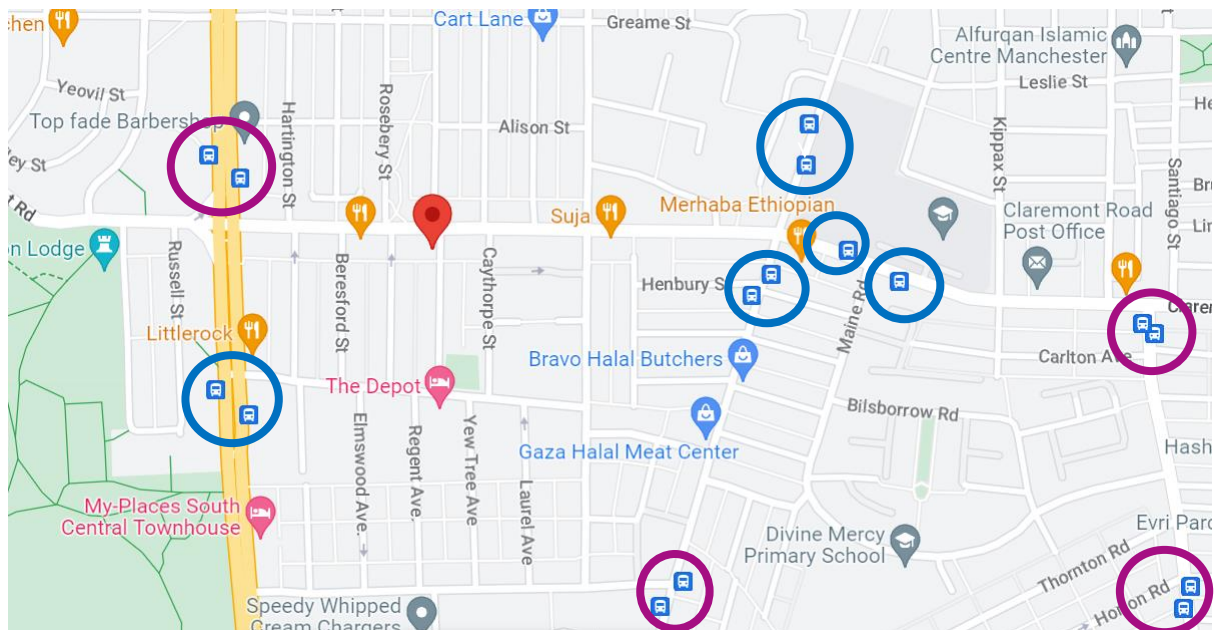


Figure 10. Nearest Bus Stops to Site, Google Maps 2023

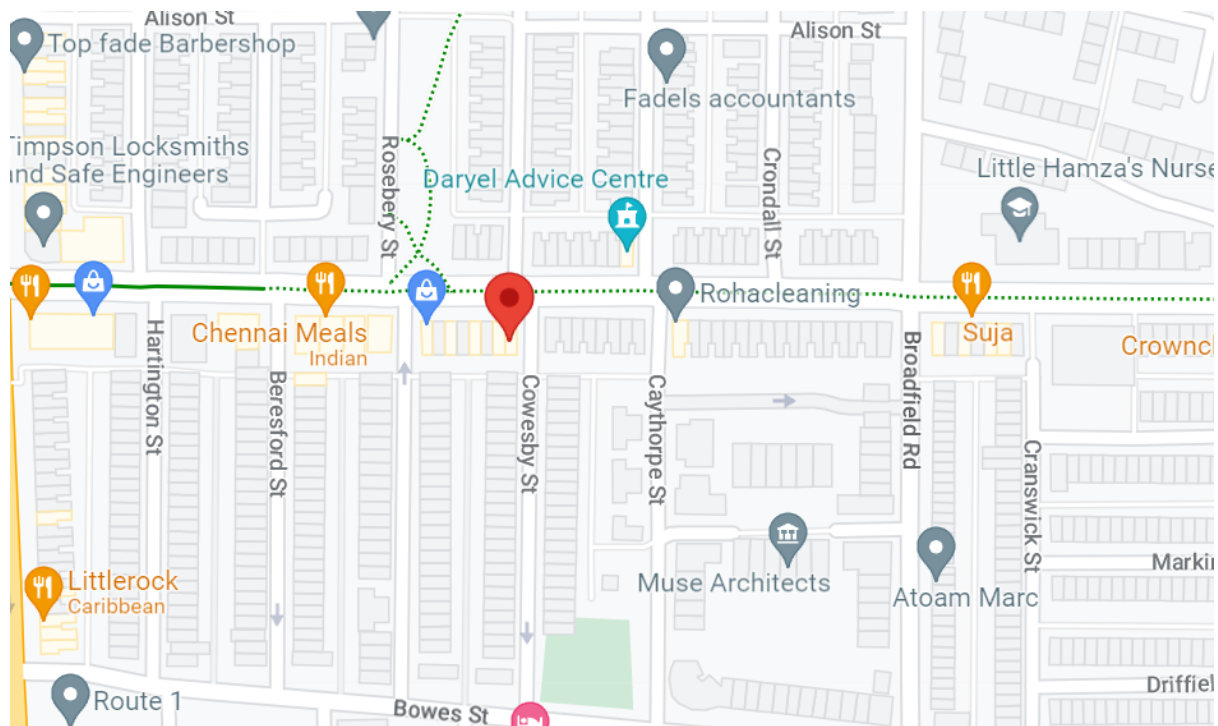


Figure 11; Shows cycling route available near the site (Google Maps, 2023)

8 CONCLUSION

- 8.1 The proposal is ideal, as it is aiming to improve residential opportunities within the area of proposal. By expanding its use further, the proposal is efficient and effective, more tenancies and the use of retail on the ground floor better revenue opportunities can be gained.
- 8.2 The proposal needs to adhere to the legislations outlined above, to make the development suitable and in accordance with various regulations and policies suggested by Manchester City Council. The area is safe for future residents, and appropriate measures need to be put in place to maintain a good level of safety standards.
- 8.3 It would be desirable for the property to reflect features of its neighbourhood, by adding modifications to the exterior of the property, and develop it to modern standards and reducing risks of mould, interior damage etc. A risk assessment must be carried out effectively to thoroughly understand the current situation of the property and to analyse if it requires any further intervention to improve its quality.