

DESIGN ACCESS STATEMENT 13th October 2023



View from Wilmslow Rd

Background

The applicant has owned the property since 2015 it has been let as 2 flats; 1x 2 bedroom & 1 x 4 bedrooms, historically it is believed the property was further subdivided as can be seen on the separate electric supplies and intercom on the front elevation.

Pre application discussions

The applicant has contacted the planning department:

From: **David Lawless** <david.lawless@manchester.gov.uk>

Date: Thu, 25 May 2023, 16:34

Subject: 504 Wilmslow Road, Withington, M20 4TB

If you are proposing something along the lines that was allowed at appeal (application 121791/FO/2018 was originally refused by the City Council) then you may be successful in applying for planning permission for 504 Wilmslow Road. It should be noted that the City Council will expect the proposed accommodation to meet the space standards found in the Residential Quality Guide (https://www.manchester.gov.uk/downloads/download/6682/residential_quality_guide).

Context

The existing building is part of a short row of homes on the W side of Wilmslow Road, within Withington Conservation Area (1983). The homes are four stories high - lower ground, ground, first and second (roof) stories.

The building is accessed via the pedestrian entrance off Wilmslow Road, or from the existing car park to the rear.

Proposal

The proposal reconfigures the currently poorly designed flats creating 4 well designed apartments for market sale or rent, the recycling is to be moved to the rear of the property and security improved with dusk to dawn lighting and video entry security and alarm systems. Amenity areas will be landscaped to rear of the property along with secure cycle storage.

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No additional building is proposed and as such there will be no impact on trees.

Accommodation schedule:

Apartment 1 Ground and LWR Ground floor duplex	53m2 (1 bed)
Apartment 2 Ground and LWR Ground floor duplex	66m2 (2 bed)
Apartment 3 First floor	66.9m2 (2 bed)
Apartment 4 Second floor	66.3m2 (2bed)

Sustainability

The property is in a sustainable location with excellent public transport links into Manchester city center and beyond and is within proximity to all the local amenities of Withington, Didsbury & Fallowfield. The reconfiguration will use high levels of insulation, and efficient heating systems will be used.