Design and Access Statement:

12 Park Crescent
Manchester
M14 5RE

Project: Separate one dwelling into two dwelling
Issued for: Planning
Job No: 11-01

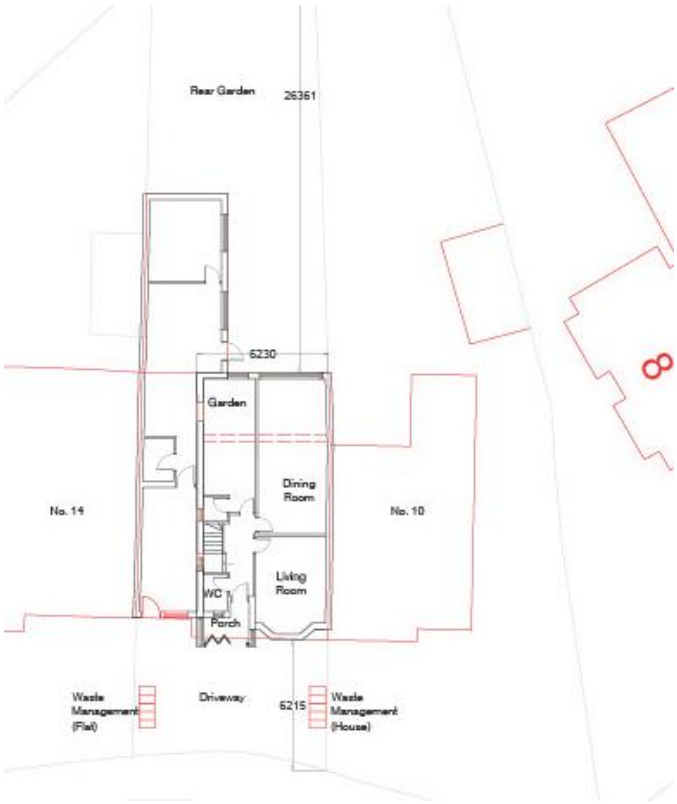
The Site:

The building is located on the corner of famous Wilmslow Road and Denison Road. The property is well positioned within a main road with convenient access to public transport connections. There are a number of bus stops short distance away from the property. There are also a number of amenties in very close proximity with the site within residential and commercial frontages.

The Proposal:

Demolishing the existing garage into a living room and separating the rear side of the existing garage into a new one-bedroom flat, separating from the existing dwelling. There will not be any site extension however, the garage door will change into external entrance door and proposing new window.

The exterior remains the same and will not have any impact on the conservation area. Internally the partition door will be removed for privacy and separation.



Heritage Statement:

The applicant is fully aware of the heritage status of the area and it's history. The site lies on the edge of Victoria Park conservation area, three kilometers to the south of the city centre.

The applicant would like to transform 12 Park Crescent Property into two properties the proposed flat would celebrate the heritage of the area.

The proposed work will not impact the external part of the area. The current owner's proposed development would greatly improve the quality of the conservation area boundary.

