

Date: 21/06/2023

Planning Application: 1019 Rochdale Road Conversion Project

We hereby submit this statement as part of the planning application for the proposed conversion project at 1019 Rochdale Road to the Manchester City Council Planning Department.

The project involves the conversion of an existing 5+ bedroom house into two self-contained apartments, each capable of accommodating a family. To promote affordable housing, one of the apartments will be designated for Affordable Rent.

Apartment 1 will be located on the ground floor, incorporating the existing basement level, while Apartment 2 will occupy the first floor along with the attic space. Apartment 1 will encompass a total of 75 m² Gross Internal Area (GIA), while Apartment 2 will span 76 m² GIA. Careful consideration has been given to the design and layout of both apartments, ensuring they conform to the existing wall boundaries.

We have placed a strong emphasis on creating well-lit spaces with natural ventilation, allowing for a comfortable living environment. The apartments will feature high-quality specifications throughout, enhancing the overall living experience for future occupants.

Additionally, the property will provide a dedicated parking area at the back, with sufficient space for two cars.

Sincerely,

CTA design Ltd.