KATANA PLANNING

Planning & Development Services

DESIGN & ACCESS STATEMENT



SITE: 3A PARK PLACE CHEETHAM HILL MANCHESTER M4 4EZ
PROPOSAL: CONVERSION OF BUILDING TO 12 FLATS TOGETHER WITH INSERTION OF WINDOWS IN REAR ELEVATION

Introduction

This Design and Access Statement is submitted in support of a full planning application for the conversion of the existing building to 12 flats and the insertion of windows in the rear elevation of the building at 3A Park Place, off Cheetham Hill Road, Manchester.

At a detailed level this document sets out the design and access strategies that have been used for the re-use and refurbishment of this site.

The Proposal

This proposal is for conversion of the existing building to 12 flats and the insertion of windows in the rear elevation of the building in order to facilitate the creation of the flats.

The aim of the proposal overall is to provide contemporary homes which will transform the existing unused building and provide much need residential accommodation.

For completeness, in considering the proposed conversion of the property we have taken into consideration the criteria set out in the national and local policies.

In this regard it is considered the flats proposed within the building and the sizes of the flats comply with the NDSS criteria as listed below:

Flat 1 – 1 bed – 41.4 sqm
Flat 2 - 1 bed – 40.7 sqm
Flat 3 – 1 bed – 37.4 sqm
Flat 4 - 1 bed – 37.3 sqm
Flat 5 - 1 bed – 38.7 sqm
Flat 6 – 1 bed – 37.3 sqm
Flat 7 – 1 bed – 40.6 sqm
Flat 8 - 1 bed – 41.1 sqm
Flat 9 – 1 bed – 38.7 sqm
Flat 10 - 1 bed – 37.3 sqm
Flat 11 - 1 bed – 42.8 sqm
Flat 12 – 1 bed – 40.5 sqm

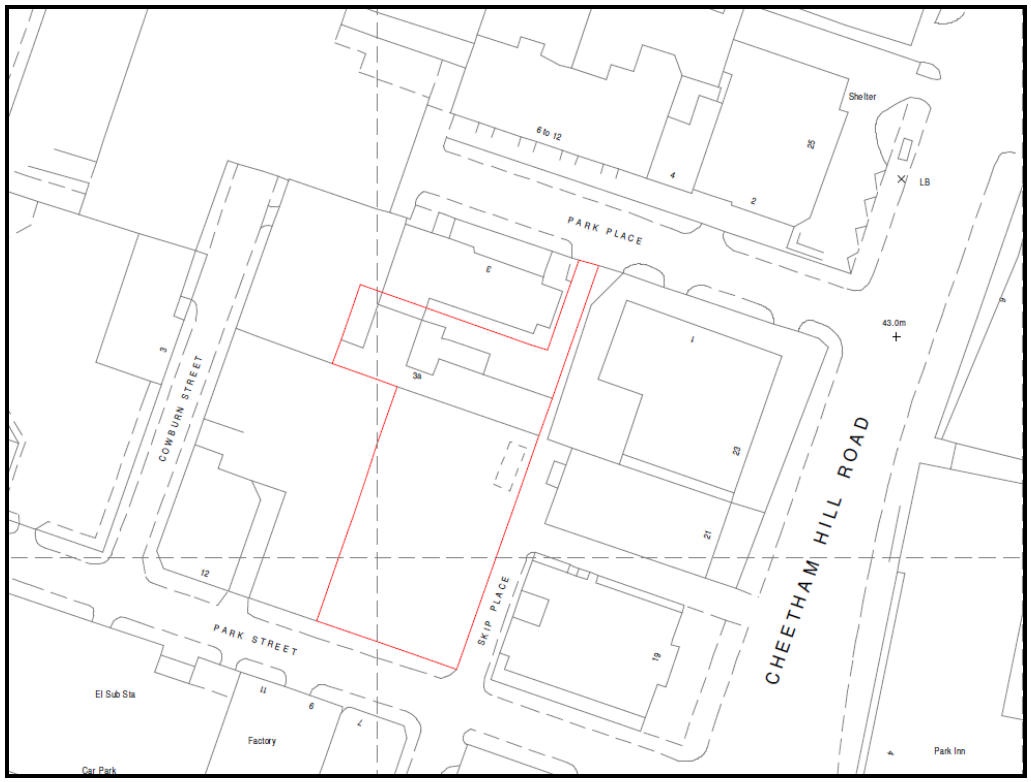
With regard to outlook and privacy it is considered the proposal complies with the council's guidance and creates a good quality of living environment for future residents.

It is considered that all flats will have a reasonable outlook and will have sufficient amounts of natural daylight.

Site Location & Public Transport Connections

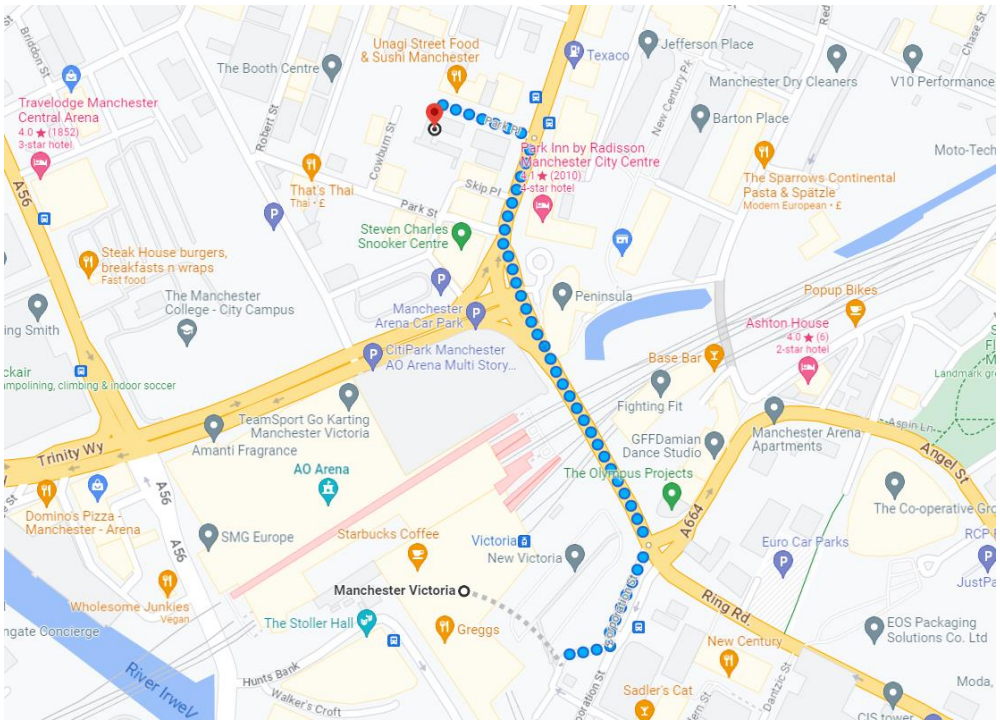
The site is located on Park Place, just off Cheetham Hill Road in Manchester. The site is located within 500 metres of Manchester Victoria main railway station and the Victoria tram stop for access around the city centre and further afield. On the east side of Cheetham Hill Road there are a number of multi-storey, mixed use buildings including the Co-op's Noma.



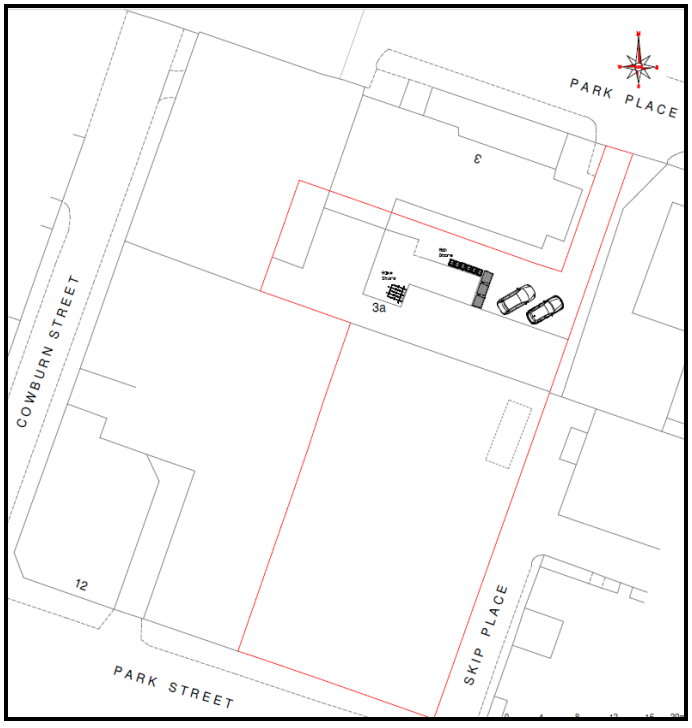


Access

The property is considered to be in a highly sustainable location and is easily accessible – see map below. Being so close to the city centre the wide variety of amenities are available to future residents.



Bin storage and secure cycle storage are both provided within the site – please refer to the submitted drawings – extract below.



The Proposal in Detail

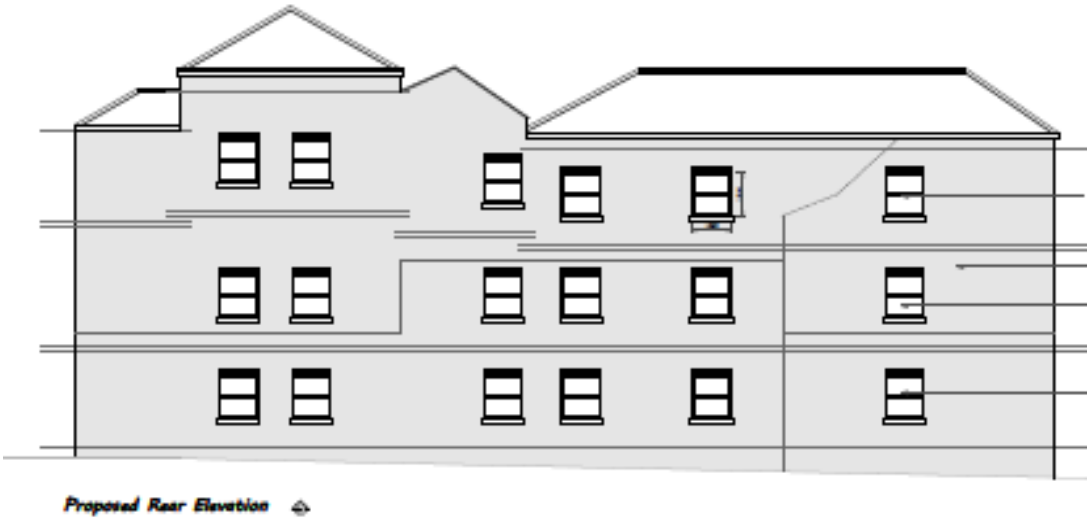
The proposal the subject of this application seeks permission for the conversion of the building to 12 flats together with the insertion of windows in the rear (south) elevation of the building to facilitate the conversion of the building to create the flats.

The windows are arranged symmetrically to create a pleasing aesthetic, where possible and where the layout of the building allows.

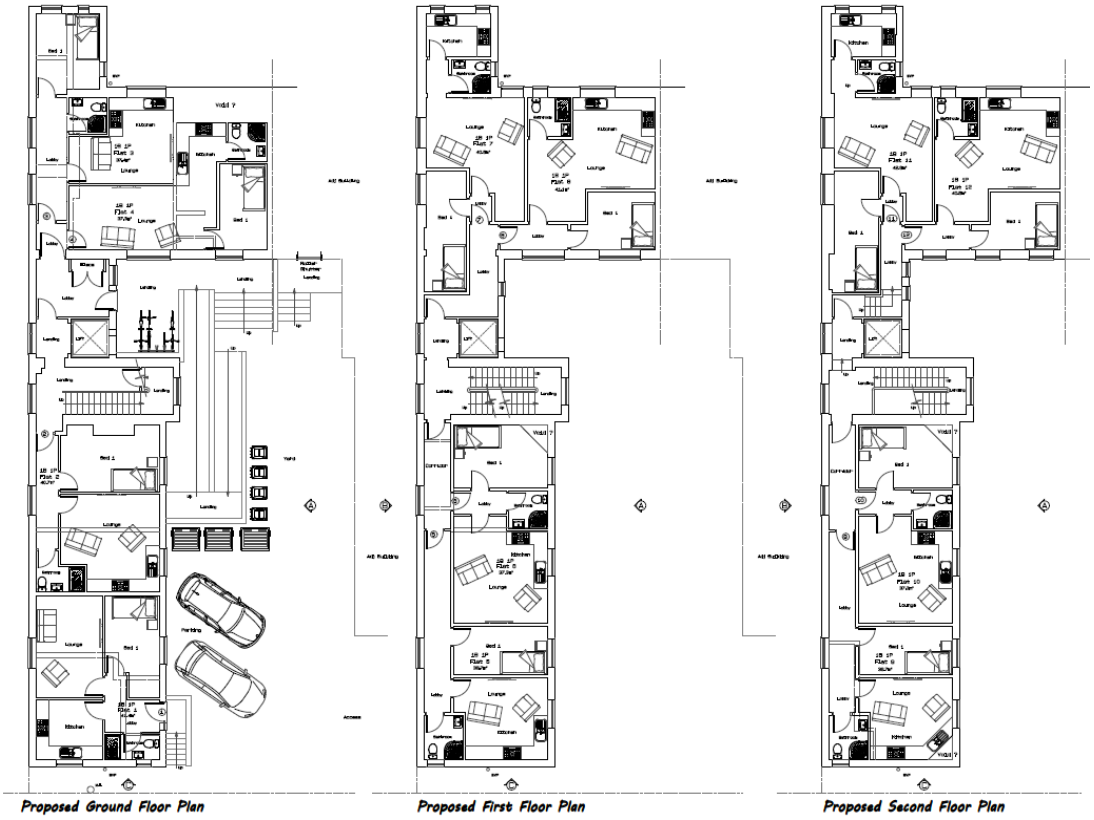
The existing rear elevation of the building is shown below on a Google image.



For comparison purposes and ease of reference below is an extract from the submitted drawings showing the location of the proposed windows.



In order to allow further comparison – see extract below from the submitted floor plans showing the location of the proposed window in layout form.



It is considered the proposal meets good planning practice guidelines and warrants planning permission.

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