

Design & Access Statement

Project: Conversion of existing 2 storey terraced dwelling into 2 separate self-contained flats.

Location: 35 Kingscliffe Street, Manchester, M9 4WJ

Date: March 2023

Introduction

This design and access statement has been submitted in support of the planning application for the conversion of a large, terraced property into 2 self-contained 2 bedroomed flats.

Site Analysis

The proposal site is located within a residential area between Moston and Harpurhey. The property is a 2 storey, brick-built building, with a natural slate pitched roof. There is a small yard to the front of the property, and a larger yard to the rear, for bins. All the windows are white UPVC with double glazed units.

Kingscliffe Street is a wide residential street, which benefits from on street parking, on both sides of the road. The road connects to Ashley Lane to the north and to Church Lane to the south. A short 10 minute walk from A664, which has good public transport links via a regular bus service, in and out of Manchester City Centre.

To the rear of the row of terraces, there is a secure gated alley way, which is well maintained; that provides access to the rear yard of the property.

Design Proposals

We are proposing to create 2 self-contained flats, one on the ground floor and the other on the first floor. Both flats will have 2 bedrooms each and have access to the rear yard.

The entrance to the building will remain as existing; with some internal alterations, the two units, will both be accessed off the shared entrance hall.

We are proposing to install a new soil waste pipe, which would allow for the proposed flats to have the bathrooms and the kitchen, to make the most of the internal floor space.

The ground floor flat will have 2 double bedrooms and the first floor flat will have one double bedroom and one single bedroom. Both flats will have an open plan living dining and kitchen arrangement.

Effect on Building

Externally the effect on the building will be negligible as we are not proposing to make any changes to either the front or rear elevation of the proposed terraced unit.

Utilities Statement

The proposed units will have main electric and water, we are not proposing to include mains gas in the proposed flats.

Site Waste Management Plan

Each of the flats will have the following bins:

- 1# 120 Litre General waste bin.
- 1# 120 Litre Biodegradable waste recycling bin.
- 1# 120 Litre Plastic and Aluminium Recycling bin
- 1# 120 Litre Paper and Cardboard recycling bin.

All the bins will be stored in the rear yard, please see proposed ground floor plan. The ground floor flat residents can take the refuse out from the rear door into the rear yard. The first floor flat residents, will access the rear yard via the secure rear alley; they will need to walk 47 metres from the front door to the property.

Accessibility

The existing entrance will not be changed as part of the change of use however where ever possible the new dwellings will comply with all applicable parts of the Approved Document M and take on board the recommendations of the Equality Act 2010.