

Design & Access Statement

Project: **Conversion of existing basement into a one-bedroom flat.**

Location: **57 Albany Road, Chorlton, Manchester, M21 0BH**

Date: **May 2023**

Introduction

This design and access statement has been submitted in support of the planning application for the conversion of an existing basement into a self-contained one-bedroom flat.

Site Analysis

The proposal site is in a row of large, terraced properties on Albany Road. 57 Albany Road is an end terrace property in the middle of Albany Road, there is a 1.5-metre-wide alleyway between 57 Albany Road and the next row of terraced properties.

The existing property on the proposal site was a large single-family dwelling, which was converted into 2 self-contained flats. The basement of the existing property is empty and not in use by the existing tenants of the flats above.

A large proportion of the terraced properties along Albany Road have been converted into self-contained flats, which include basement flats.

The opposite side of Albany Road is dominated by commercial premises as part of the Albany Road Trading Estate. The site is close to several food stores and other amenities including bars and restaurants. These include Morrisons Supermarket on Wilbraham Road and Tesco Express on Manchester Road which are both walking distance from the site. Other shops, banks, professional services, bars, restaurants, and food takeaways are located on Wilbraham Road and Barlow Moor Road.

The site is very well located for public transport. Two tram stops are located close to the site. Chorlton Tram Stop is located approximately 300m south of the site which provides services between Didsbury and Victoria Stations. Barlow Moor Tram Stop is located just over 1km to the south of the site which provides links to Victoria Station and Manchester Airport. Several bus routes are available along Wilbraham Road and Barlow Moor Road which connect the site to Manchester City Centre, Stockport and beyond.

Overall, given the facilities in the area which encompass multiple public transport options, together with the range of retail facilities and services available the site is a highly sustainable location.

Design Proposals

Our proposal is to convert the vacant basement space into a one-bedroom flat, providing much needed residential rental space in this area. The entrance to the flat will remain from the rear, accessed through the gated alleyway to the side of the property. We will re-open the basement window to the front elevation and create a lightwell for natural light and ventilation.

The bedroom and the bathroom will be located under the outrigger to the rear of the property. To provide natural light and ventilation to the bedroom, we will create a small lightwell in the rear yard.

We are not proposing to make any changes to the existing elevations. The proposal will not change the street scene, by converting the basement into one-bedroom residential unit.

Utilities Statement

There is currently gas, electric and water, available on site, which will be adequate to accommodate the additional capacity for the proposed basement flat.

Parking

We acknowledge that the site is in a difficult area for car parking. However, it is considered that the site is in a sustainable location and there are options to encourage alternative use of the private car.

We will also be providing 1 secure bicycle shelter for each flat, including the basement flat. This will provide a private space for each tenant of the 3 flats in the building, to store their bike and associated equipment.

Site Waste Management Plan

Each of the 3 flats will be provided with a 120-litre bin for general waste, one 120 litre bin for paper and cardboard recycling, one 120 litre bin for biodegradable waste and one 120 litre bin for aluminium and plastic recycling.

The bins are stored in the rear yard, and each tenant will have the responsibility moving the bins from the bin store area to the bin collection area on bin collection day.

Accessibility

Wherever possible, the basement flat will comply with all applicable parts of the Approved Document M and take on board the recommendations of the Equality Act 2010.