



334 Moston Lane
Moston M40 9JS

Stage 3
Developed Design HMO
Rev .02

P4BA

Revision Schedule

Revision	Comments	Issued By	Date
01.	Initial Document Issue	JEW	09.03.2023
02.	Amended Site Plan showing parking spaces	JEW	11.04.2023

Design & Access Statement

P4bA

DESIGN & ACCESS STATEMENT

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1.1 / APPLICATION TYPE

This design and access statement has been produced in support of a planning application for the change of use of an existing dentist with storage above to a 5 bedroom house in multiple occupation (HMO).

1.2 / LOCATION OF PROPOSED DEVELOPMENT

334 Moston Lane Moston M40 9JS

1.3 / CURRENT DEVELOPMENT DESCRIPTION

The subject site is located within a predominately residential area, the building is currently vacant, but was a dentist with storage above, it's a mid-terrace fronting Moston Road. It's in a well established residential area with good access to public transport and shops. The subject site is approximately 105m² with the building footprint occupying approx 65m² of the site. With a large proportion of the site being occupied by the property, there's an area at the rear backing onto the alleyway which is all hardstanding with a secure lockable gate providing direct access to the alleyway, the rear yard's wall is also lined with barbed wire.

The existing plot doesn't currently have any dedicated car parking space and the entire ground floor is for the dentists use, with a surgery room centrally located and a reception/waiting room at the front, the first floor is entirely for storage. The windows on the front elevation are detailed with white stone lintels at their heads and dark blue sills. The ground floor bay window currently has rolling shutters and signage above. The rear elevation has a range of windows, all having the same details of arched soldier coursing to the window heads and deep black stone sills. All windows are encased with a metal security grille which has been screwed into the brickwork adjacent to the window/s. The building is currently being used at ground floor level as a dentist's practice and the first floor is currently dedicated to storage.

1.4 / PROPOSED DEVELOPMENT DESCRIPTION

The proposed development is to convert the existing dentist into a 5 bedroom HMO, providing bedrooms for all residents with a bathroom at first floor level and a wc at ground level with a shared kitchen to the rear and a communal space to the front of the propoerty.

1.5 / STATEMENT PREPARATION DATE

March 2023

1.6 / APPLICANT/S

Qasim Abbasali @ ACCA Property Group Ltd, 43 Hough Lane, Wilmslow, England, SK9 2LH /
Tom Nawn @ HS Property Group, Use Space, 31 Ardwick Green N, Manchester M12 6HS

1.7 / ARCHITECTURE

P4BA, 15 Memorial Road, Worsley, Manchester, M28 3AQ.

2.1 / PREVIOUS APPLICATIONS

- 1995 Ref. No:048380/FU/NORTH/95 - Change of use from B1 Offices to A3 Resturant. APPROVED
- 1996 Ref. No: 049711/FU/NORTH/96 - Change of use at ground floor of dwellinghouse to a dental surgery, and associated storage at first floor. APPROVED

DESIGN

This Design and Access Statement demonstrates that the use, access, amount, layout scale, appearance and landscape of the proposed development are appropriate and in keeping with the context of the area and will enhance the amenity of the site, its surrounds and the local community. The accompanying drawings provide full details of the scheme proposals and should be referred to in conjunction with this Statement. The format of this section follows national planning guidance for Design and Access Statements (DCLG Circular 01/2006 and Article 4 of the Town and Country Planning (Development Management Procedure) (England)(Amendment) Order 2013). It has also been produced within the context of CABE guidance entitled 'Design and Access Statements: How to write, read and use them' (2006).

For the reasons given above the proposed scheme complies with UDP Policies DES1, DES2, DES7, DES8, EN17 and EN19.

3.1 / USE & AMOUNT

The proposed use is a 5 single bedroom HMO, each room being used to live and sleep in by the residents. They all have access to the shared facilities in the kitchen, bathroom upstairs, wc downstairs and the communal room at the front of the property.

All bedrooms are above the minimum space standards which are described in the Manchester City Council HMO Guidance, all bedrooms have a lockable door, window and sufficient space for a single bed, wardrobe and circulation/living space.

The rear yard area is to be utilised for bin and bike storage as well as amenity space for the residents. The bicycle storage provides enough space for 3no cycles, representing 50% cycle parking availability.

Given that there's a range of dentist practices nearby to the subject site, the nearest one being a 3 minutes walk away, it's considered that the loss of this use isn't to harm the area and the provision of dental surgeries. Please see the map below highlighting local practices.

As stated on the Manchester City Council website under their "Planning & Regeneration" section, our development is classed as a "Small HMO" (Under planning regulations this is called the C4 use class) as the Manchester City Council area is under an Article 4 Direction, we have had to submit to planning for our proposal.

A large area of Greater Manchester falls under an Article 4 Direction which removes permitted development rights for the conversion to an HMO (houses in multiple occupations) which this site falls into, requiring this full application to be submitted for the change of use.

It is recognised that HMOs make an important contribution to the housing supply, generally providing low-cost private sector accommodation. They are best located in areas with good access to public transport (in particular bus routes) and local services in which this site is located. The site is located in an area that comprises predominantly of small family dwellings and small shops fronting Moston Lane, it's also located close to local amenities. There are public transport links located near the site providing high frequency public transport services. Therefore, the development is located in a highly sustainable area deeming the change of use satisfactory.

3.2 / ACCESS

Main building access is to be maintained in its existing position as it best suits the internal arrangement and allows direct access to Moston Lane. Rear access from the kitchen is also to remain as per the existing, providing easy access to the bin and bike storage area as well as to the rear alleyway.

Access to each bedroom is via their secure lockable doors, which are located directly from the hallways allowing an easy route to each room. The ground floor houses one of the five bedrooms, the communal space (Lounge) and the shared kitchen to the rear as well as a wc. The first floor provides four of the five bedrooms which are all centrally accessed from the landing area as well as a shared bathroom within close proximity to all rooms.

Due to there being one centralised hallway leading past the stairs through the property to the back door, there is an easy flow that reduces the number of turns and distance to each of the rooms. Which reduces the risks in concern to fire safety.

Due to the small scale of the plot and the limitations within the site boundary, no on-site parking is provided as a part of this development. However, as residents aren't likely to own a car, they're encouraged to utilise the range of public transport methods that are all within a short walking distance to site. If any residents do have access to a vehicle then they are to make use of the local on street parking or the public car park which is only a minute's walk away, off Ebsworth Street.



Proposed Floor Plans

3.3 / LAYOUT

The proposed layout is only within the existing footprint, maintaining the majority of the existing structure as possible. To best suit the layout the rear ground floor chimney breast is to be removed, this is to open up the rear two rooms to provide sufficient space for the shared kitchen and its facilities. Most internal walls and rooms are to be retained, making the building flow around the staircase and the two access doors similar to the existing layout.

As demonstrated below the room areas comply with the minimum standards set out in Manchester City Councils' guidance.

Communal Kitchen - 10.79m²
Communal Space (living/dining room) - 13.88m²
Bedroom 1 - 10.33m²
Bedroom 2 - 8.27m²
Bedroom 3 - 8.66m²
Bedroom 4 - 10.09m²
Bedroom 5 - 7.61m²

All bedrooms exceed the minimum areas in terms of space standards and HMO compliance. The shared kitchen is of a substantial size easily supplying the five residents with enough space to prep and store food simultaneously.

We believe these layouts respond well to the existing constraints of the building's footprint while maintaining the street scene. Due to there being minimal external alterations we wouldn't consider this development to have any negative impacts on the street scene.

Adjacent buildings are generally similar terrace buildings with a mix of retail, commercial and residential uses, in turn, making this proposal considered appropriate in this context. There is little to no impact on the amenity of neighbouring land users and visual amenities in general.

The hallways provide sufficient space for the manoeuvrability of multiple people as well as furniture around the building, gaining direct access to all parts of the property with ease. The bin & cycle store at the rear is accessed externally, with plenty of circulation space in order to allow relocation of bins and bicycles when necessary. The kitchen provides enough space for all required kitchen units and facilities.

3.4 / SCALE

The overall scale of the building isn't to alter in any way due to there being no extensions or loft conversions proposed, all works proposed are strictly within the constraints of the existing building footprint. The scale of the building is similar to those within the local area, it's a large sized terrace building with a medium sized yard area.

Prior to it being a dentist's surgery it was a 3-bedroom residential house, its conversion back to residential suits well with the size and location of the property. All windows and rooms are of a good scope allowing plenty of circulation room and allowing plenty of natural light to enter all habitable spaces within the property.

Utilising the rear yard area as a bicycle and bin store makes good use of the space and allows direct access to the main road for bin collection. The rear outside area also provides more than enough space for a table and chairs and for social space for the residents.

Throughout the design process, the existing parameters of the proposed conversion were key factors to ensure the new development is in keeping with the neighbouring buildings. Whilst some adjacent buildings remain commercial with a mix of retail and residential, our proposal of a shared house HMO suits the area well.

3.5 / APPEARANCE

The overall appearance of the building is to remain predominantly the same due to all works being internal and having no proposals of extensions or loft conversions, all window positions are to remain as are the doors. Some windows will require replacement as they're aged, single pane and won't meet the required u-values, however, all that is replaced is to match existing, meaning that their style and aesthetic won't change. The lintels/window heads and sills would benefit from a cleaning and re-painting as this will provide a newer look to the street scene.

Due to there being no external changes such as the filling in of windows or doors, there will be no issues concerning mismatched brickwork or alterations in external materials. Any minor works that are proposed to be conducted on the elevations do not have any negative impacts on the street scene or any local surroundings, the works will clean the building up and new window placements will give an attractive impression to Moston Lane. Depending on the condition of the brickwork behind the shopfront, some external refurbishment may be required, however, this will only make the elevation fronting Moston Lane more aesthetically pleasing and give it a new maintained look.

There is currently some barbed wire at the head of the rear yard wall, our proposal does include the removal of this as it leads to a risk to the safety of the residents, the wall is high enough and the security gate is lockable and more than secure enough to prevent any intruders making their way from the alleyway to the yard. There's also gated access at either end of the alleyway which provides additional security.

The existing finishes and details are in a good condition, one of the rainwater pipes at the rear should be replaced or refurbished as it's faded and gradually bends to the right towards a window. The hardstanding area in the yard would greatly benefit from a deep clean, removing any moss and weeds growing in the area. However, apart from an all round clean up of the brickwork, sills and window heads, the building is in a good condition and no extensive external works should be required as part of this proposal.

3.6 / RELEVANT PLANNING POLICIES

Core Strategy Policy CC5 - Transport
Core Strategy Policy CC10 and DM1 - A place for everyone
Core Strategy Policy EN16 - Air Quality
Core Strategy Policy DM1 - Development Management
Core Strategy Policy DM1 and EN1 - Design principles and strategic character areas
Core Strategy Policy EN6 - Framework for CO² reductions from low or zero carbon energy supplies
Core Strategy Policy H11- Houses in Multiple Occupation
Core Strategy Policy SP1 - Spatial Principles

3.7 / DRAINAGE

The development has a very minimal impact on drainage, the existing wc and bathroom drainage is to be maintained and their existing internal drainage connections are to be utilised. Similarly, with the kitchen, the existing sink drainage is to be used for the new kitchen sink and related facilities.

3.8 / AIR QUALITY

As shown on the AQMA (Air Quality Management Area) map below, the site doesn't fall within an Air Quality Management Area, therefore no further reports or surveys are required as part of this development.

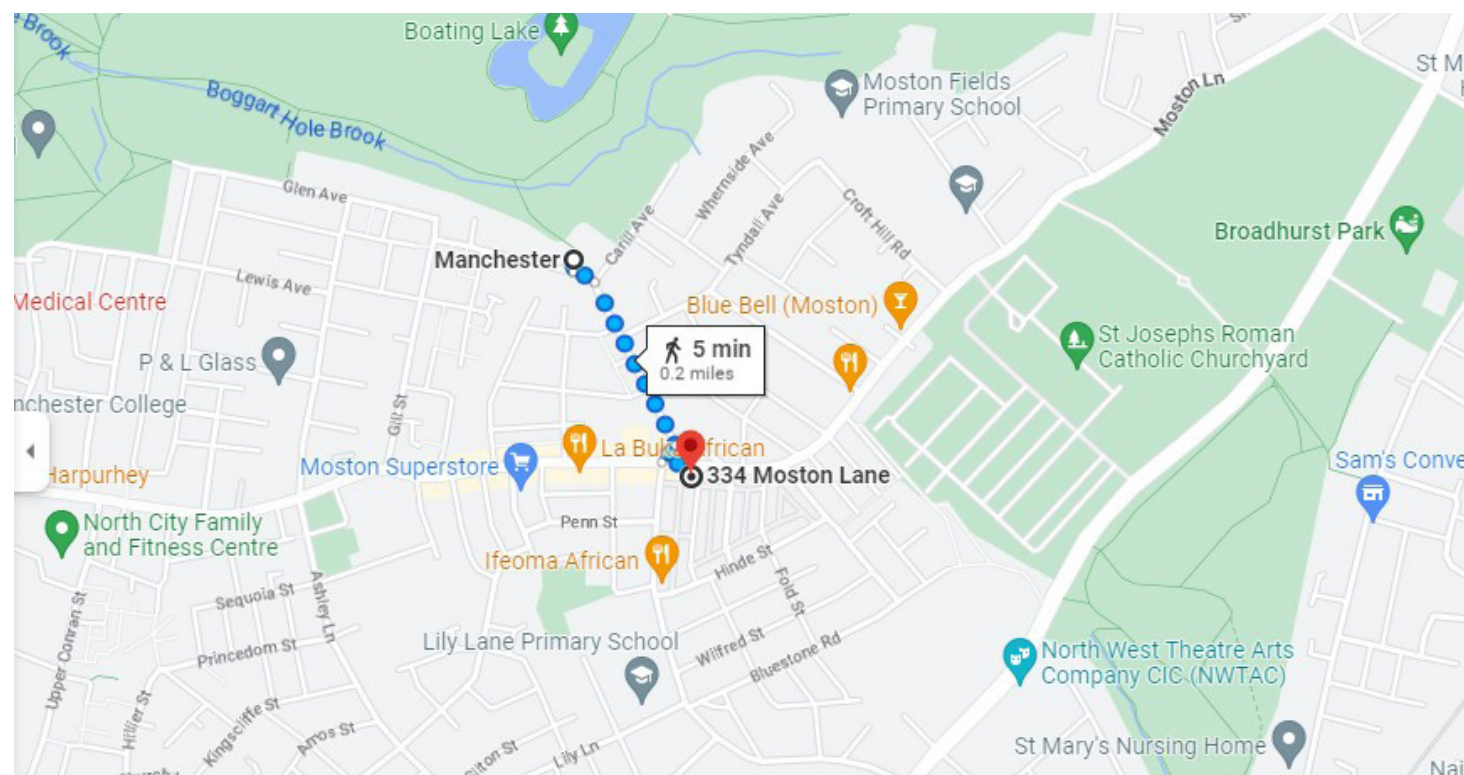
3.9 / VISUAL AMENITY

The external alterations that would be undertaken to facilitate the conversion of the property into a 5 bed HMO are minor, with the works consisting of the removal of signage and retention of brickwork and the replacement of some windows (will be like-for-like). The overall 'visual amenity' of the building is to remain virtually the same and the street scene isn't to be affected by our proposal.

3.10 / RESIDENTIAL AMENITY

The external alterations that would be undertaken to facilitate the conversion would not alter the scale and massing of the property. It's not considered that the proposal would result in neighbouring residents experiencing an unacceptable loss of amenities by virtue of them experiencing a loss of light, privacy and/or any overbearing impact.

In respect to amenities for the residents, excluding the yard area on site, there is a large woodland and urban country park (Boggart Hole Clough) the park is a 5 minute walk from site to the nearest park entrance off Oak Bank Avenue. There's approximately 76 hectares of woodlands to walk through, with a large running track, boating lake and cafe, it is therefore considered that occupants of the proposed HMO will be provided with a satisfactory standard of living.
(The below map indicates the site and park entrance.)



P4BA - DEVELOPED DESIGN

3.11 / CRIME IMPACT STATEMENT

Due to the small scale of the development, it's not considered a "major application" and it's not considered to have a detrimental impact with regard to crime. The development and its residents don't encourage an increase in crime based impacts in the area. Therefore, a Crime Impact Assessment will not be required to accompany this application. As outlined in the "National Planning Policy" and the "Core Strategy".

3.12 / ENVIRONMENTAL IMPACT ASSESSMENT

An environmental impact assessment is not required to support this application, as stated on the validation checklist for local information requirements and within schedules 1 & 2 of the EIA regulations. Resulting in the conclusion that due to the minimal work and changes to the building it's considered to not have any "significant environmental, economic and social effects". As stated within the validation checklist.

3.13 / NOISE IMPACT ASSESSMENT

A noise impact assessment won't need to be provided to support this application. Given that occupants of the proposed HMO will be active there will be a level of noise and disturbance created by occupants as they go about their daily business, moving to and from the site and as they use the building. However, it is not considered that the use of the property as a 5 bed HMO would result in neighbouring residents experiencing an unacceptable increase in the levels of noise and disturbance they are exposed to when compared to the former use of the property as a dentist's practice, with its surgery room.

3.14 / APPRAISAL

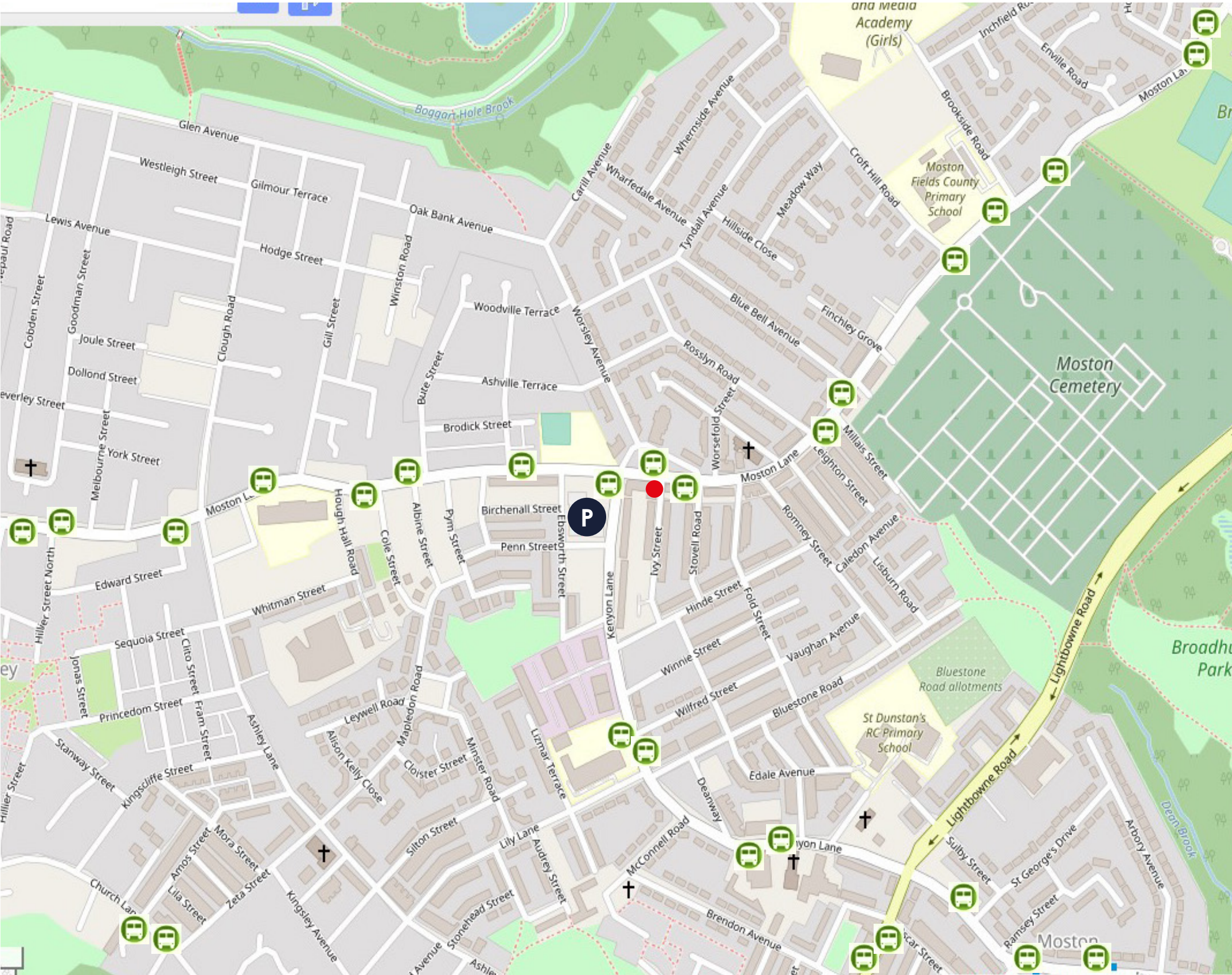
The application property is located within a minute's walk of New Moston Super Store which affords occupiers easy access to the goods and services they would need on a day-to-day basis. Due to the site also being located within proximity to a range of bus stops it's considered to not have an unacceptable or "severe" impact on the local highway network.

The application property was formerly a dentist, and before that, it was residential housing. Our proposal of converting it back to its previous class use is appropriate in this context. After a search through the planning public access system, we weren't able to identify any HMOs within the vicinity of our site, therefore, we believe that due to the lack of HMOs in this area, we're not contributing to a high concentration of HMOs and this addresses the concern implemented by the Article 4 Direction.

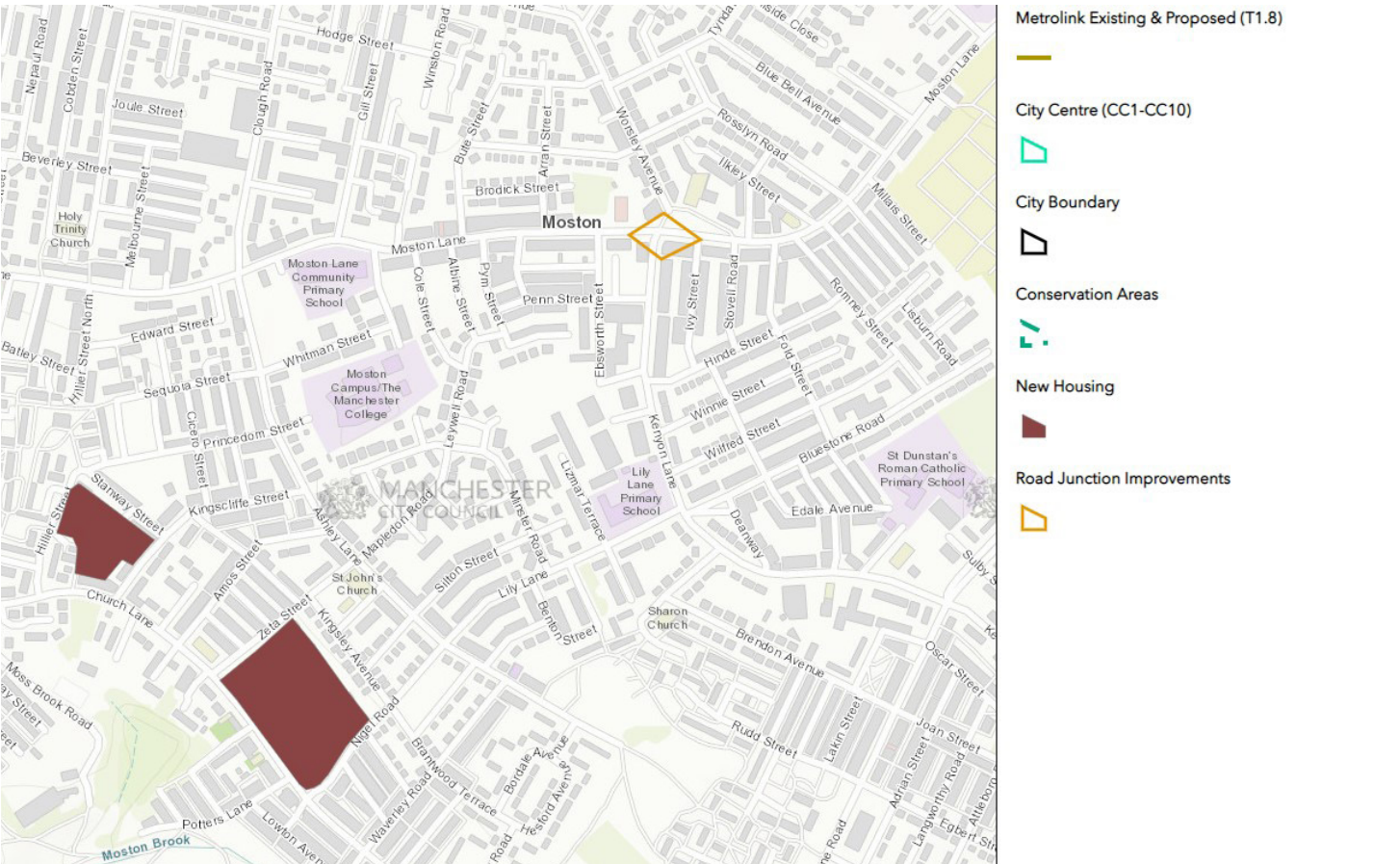
The HMO would make a positive contribution towards meeting the housing needs of those requiring lower cost accommodation, HMOs meet specific housing needs of those people that would not necessarily be met by smaller terraced houses or apartments given the difference in rental values, the principle of redeveloping the site to provide a 5 bed HMO is considered to be a helpful addition to Moston and providing living for those requiring lower rental costs.

Transport Network Map

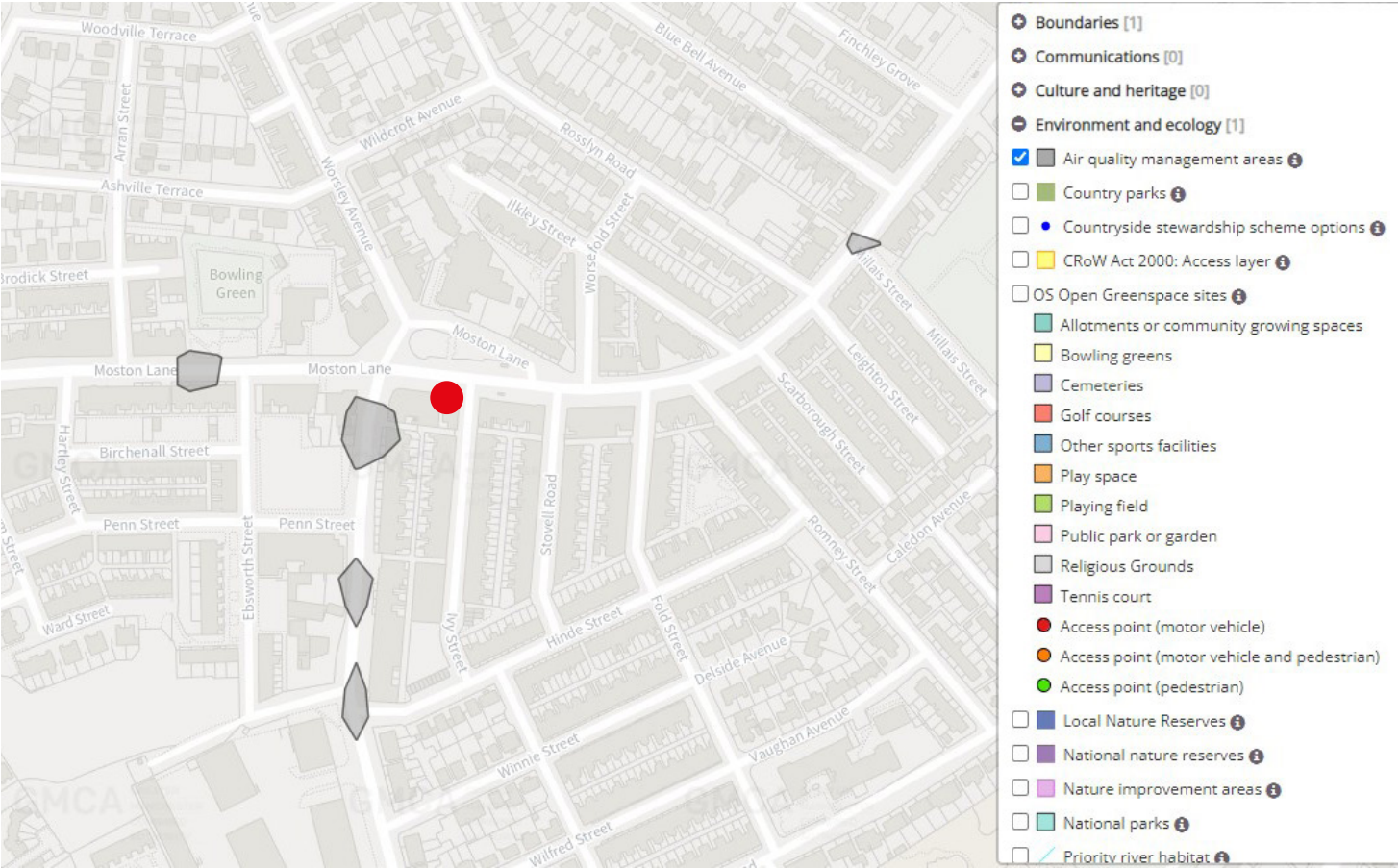
Transport Key	
	Bus Stop
	Metrolink Stop
	Car Parks
	Train Station
	Site Location



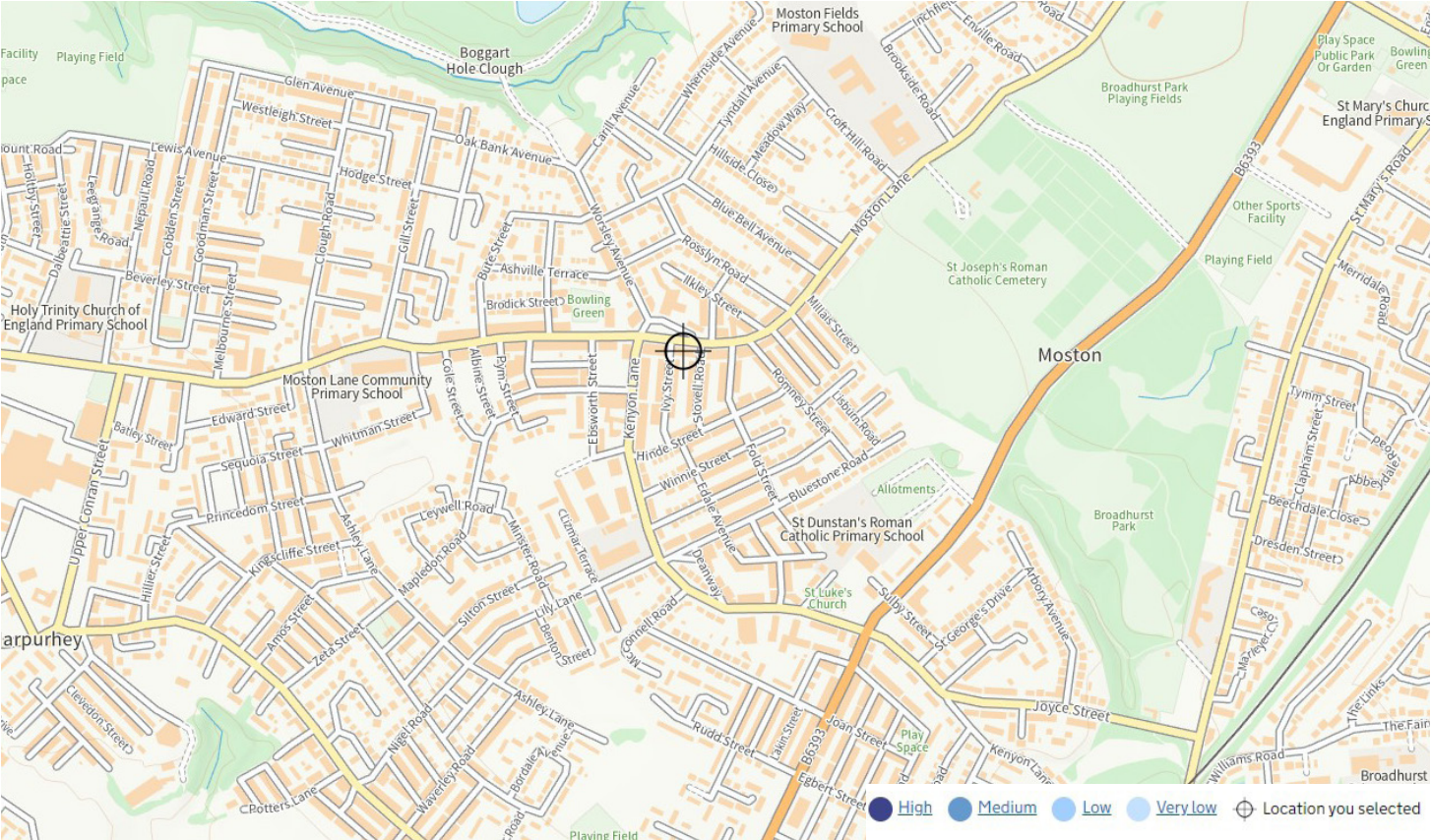
Land Use Map (Unitary Development Plan)



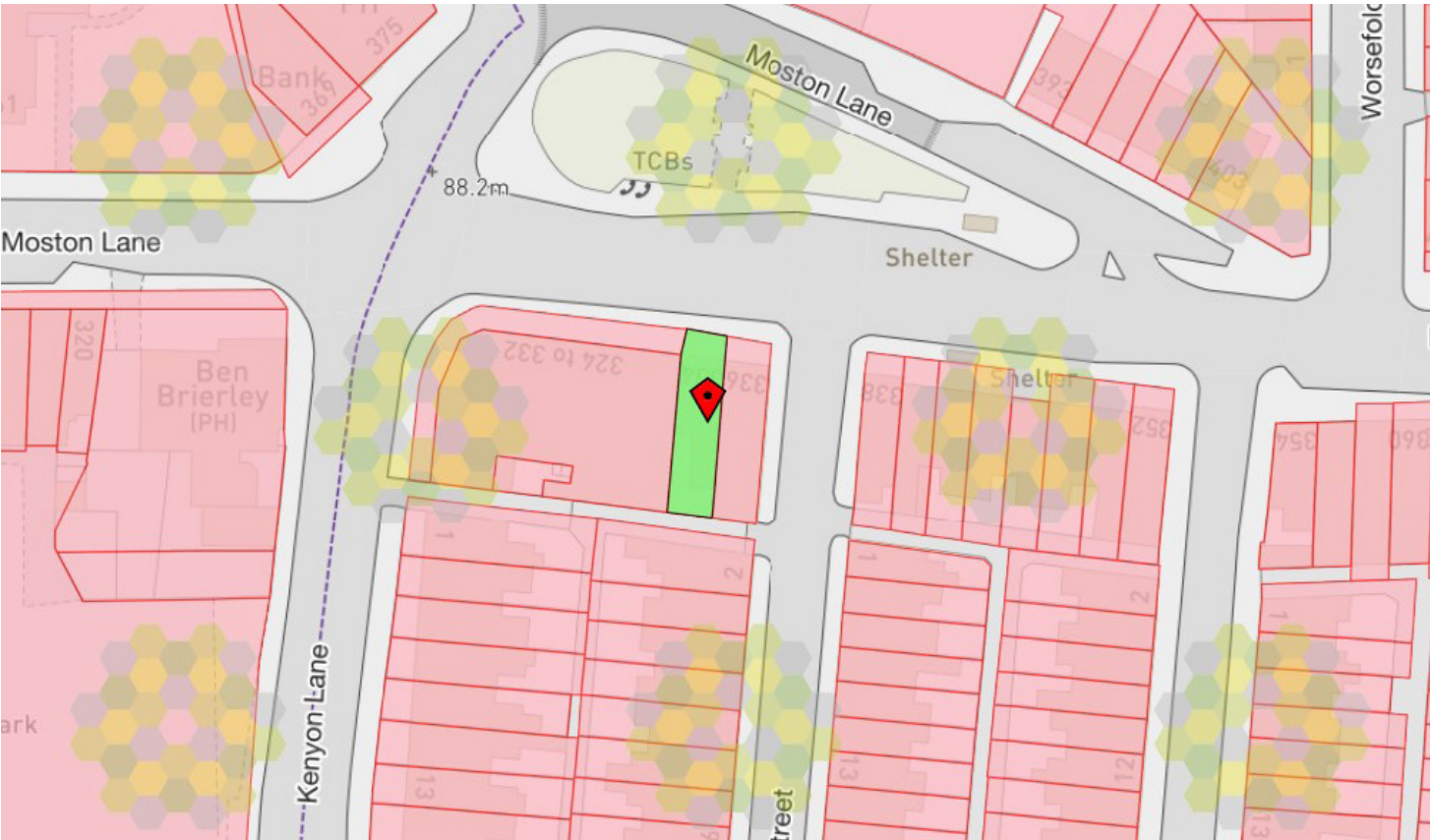
Air Quality Management Area Map



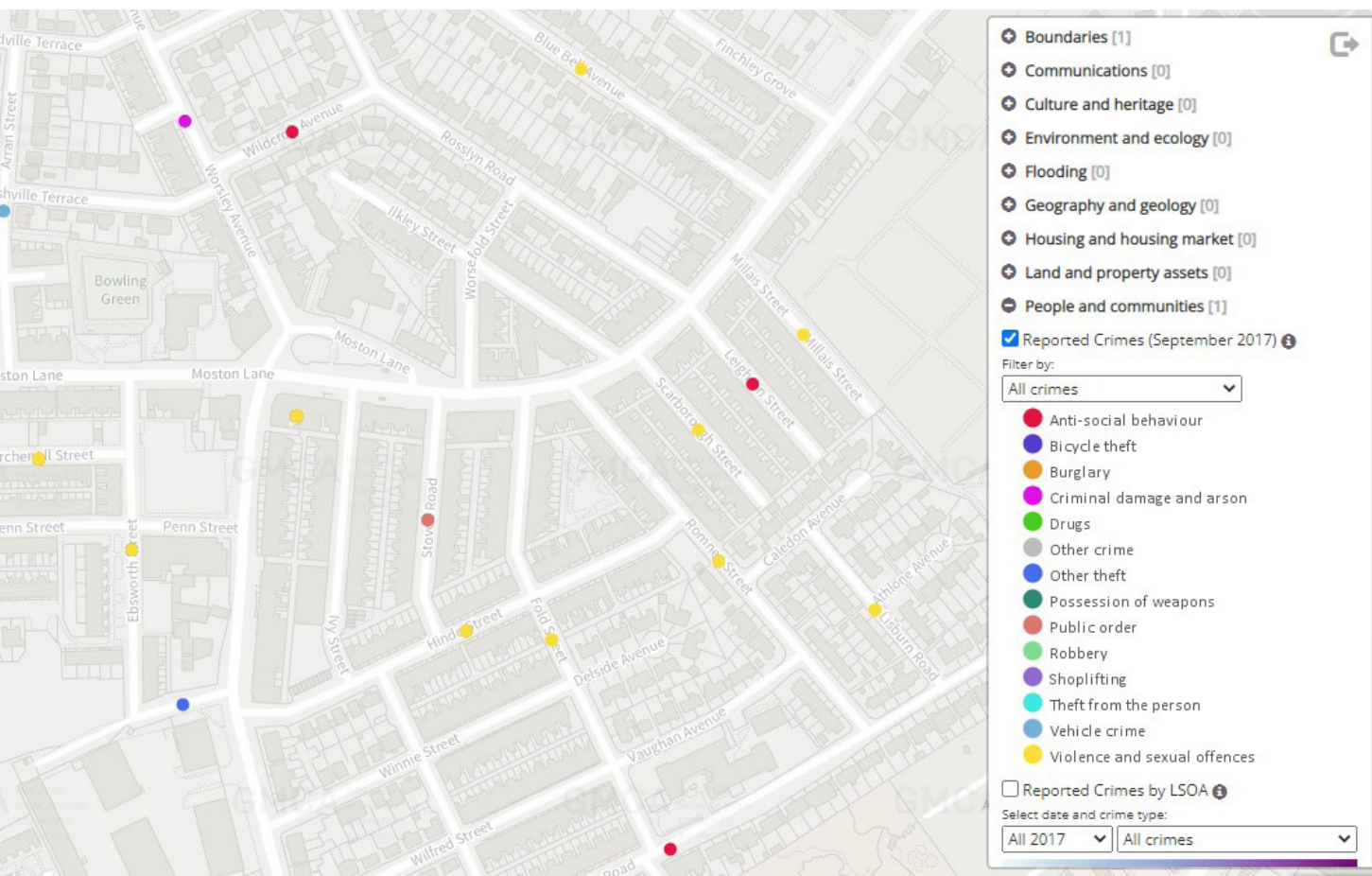
Flood Risk Map



Legal Boundary Map



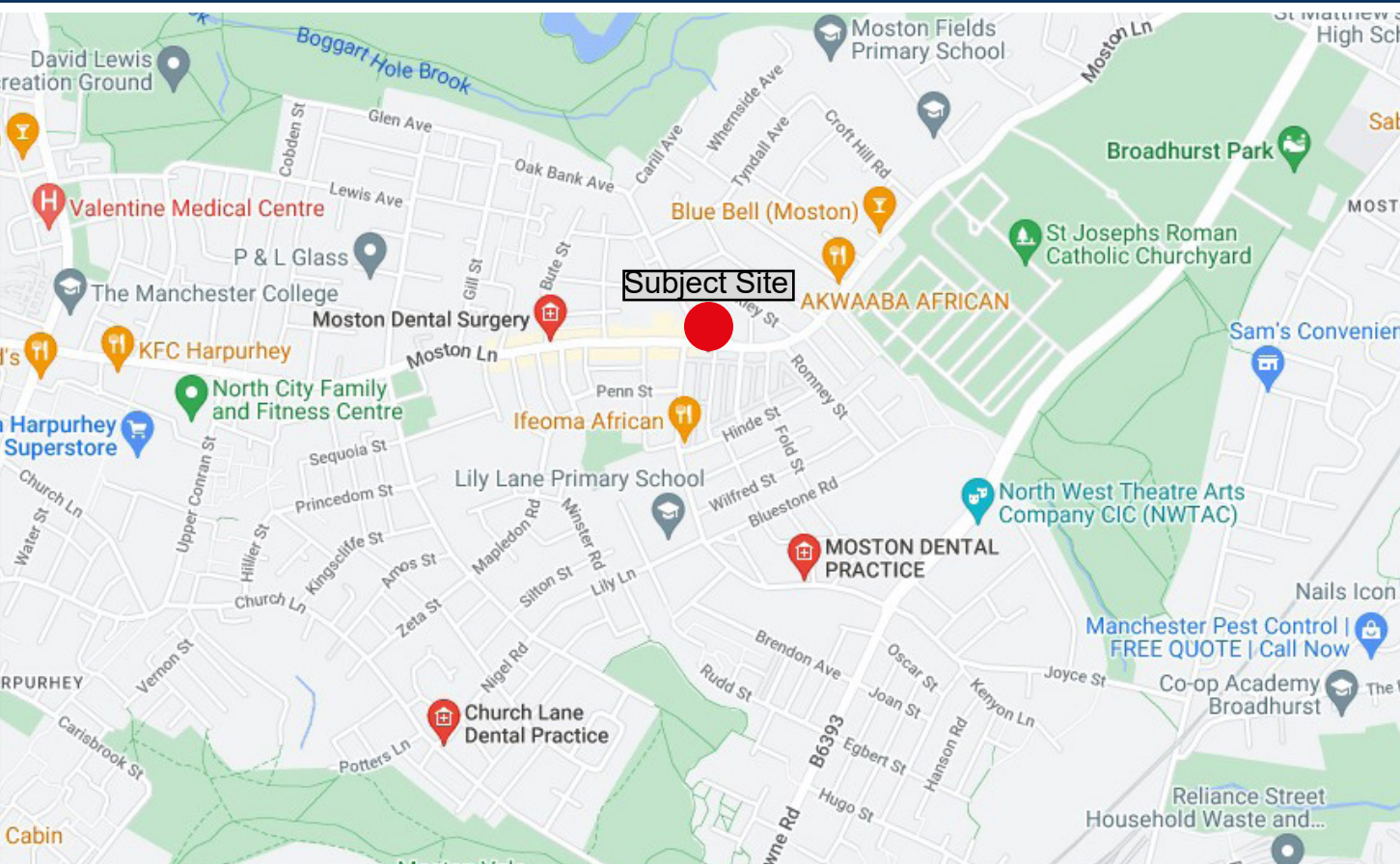
Crime in September 2017



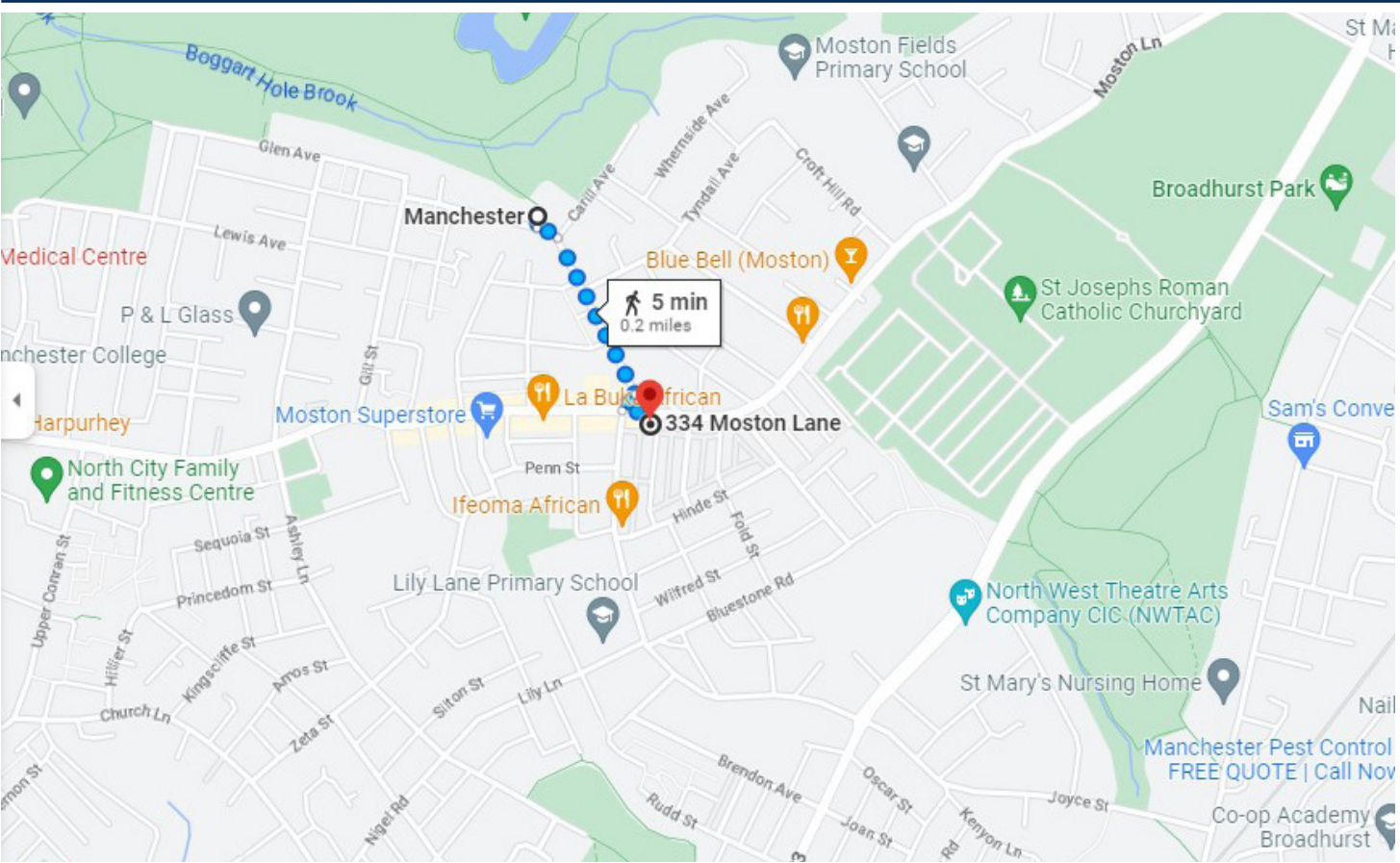
Aerial View of Site



Existing supply of Dentist



Google Maps to and from Site to Local Park



Existing Site Photos



FRONT ELEVATION



FRONT ELEVATION



REAR ELEVATION

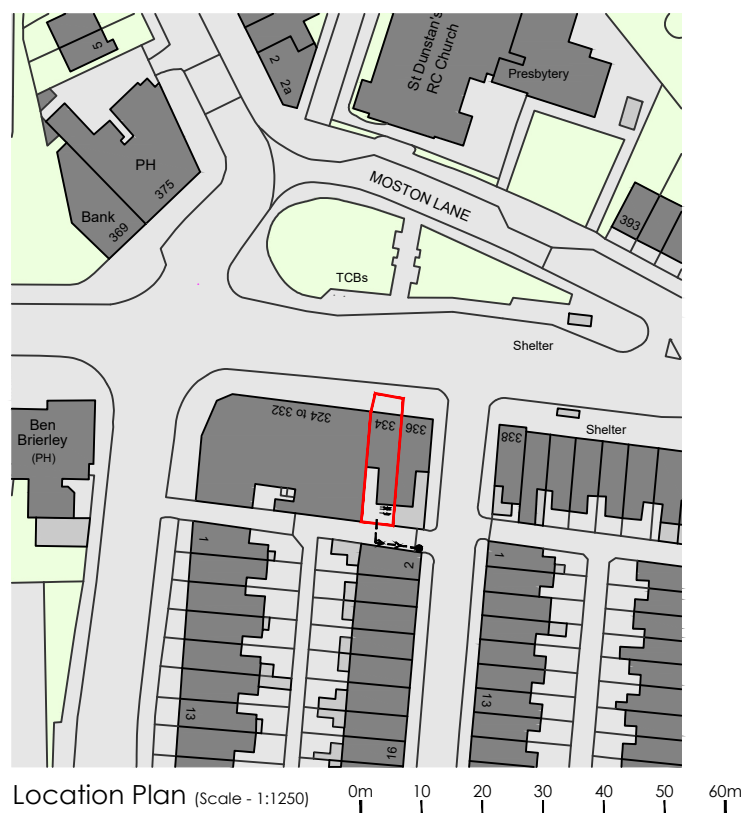
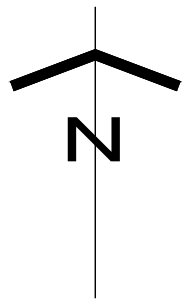
P4BA - DEVELOPED DESIGN



FRONT AERIAL VIEW

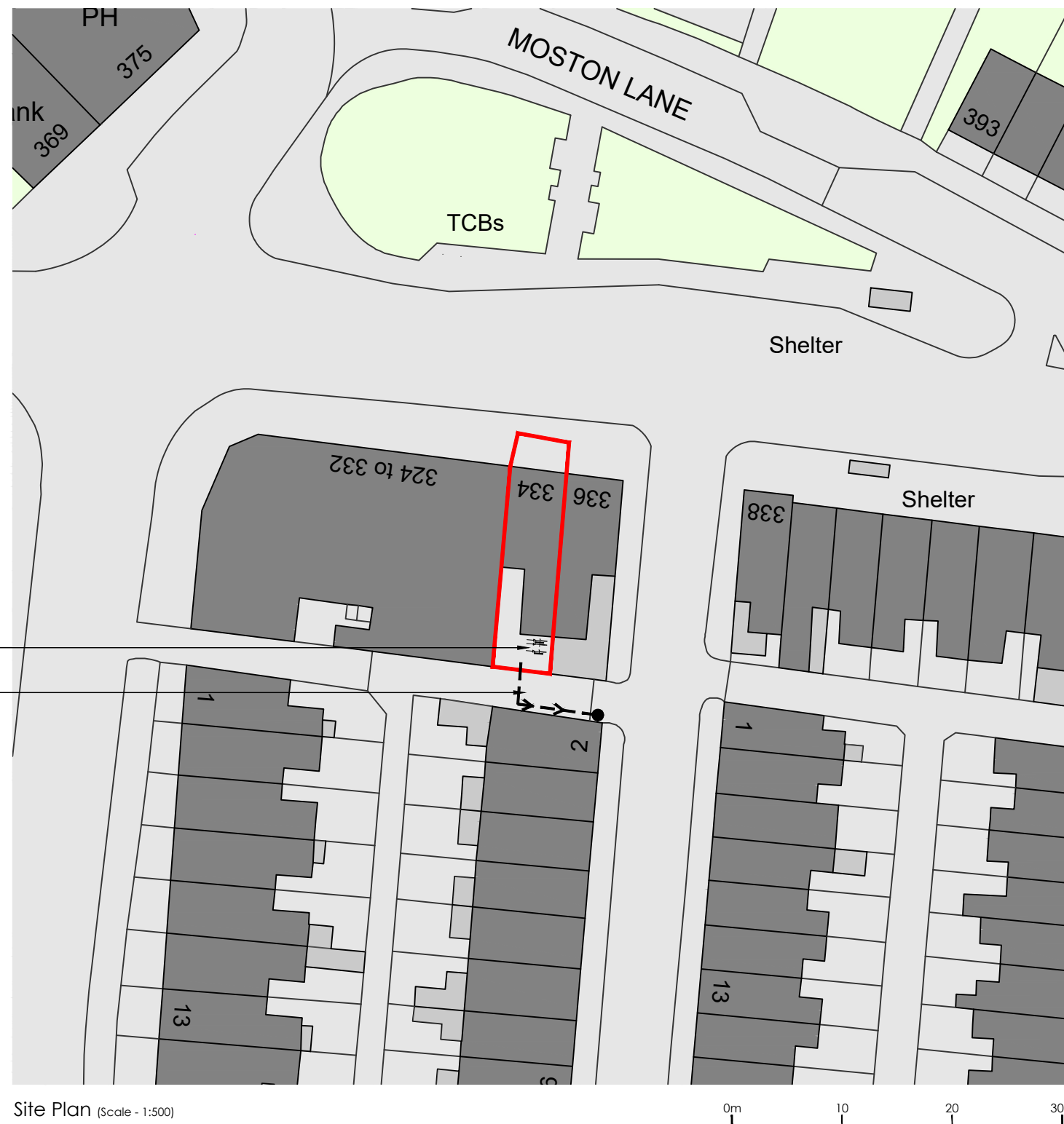
Site Location

P4bA



3no. cycle parking spaces

Bin collection route and collection point.



Site Constraints

P4b/A



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This drawing has been prepared as part of a planning application and is subject to Local Authority Planning and Conservation, Fire Engineering and Structural review and approval.

Schedule of Accommodation			
	1 Bed Shared Bathroom	1 Bed En-Suite	1 Bed Bedsit
Level 0	1	0	0
Level 1	4	0	0
Total	5	0	0

Design Key	
	Bedroom
	Bin & Bike Store
	Circulation
	Communal Space/Room
	Bathroom/Wc
	Kitchen
	Site Boundary Line
	Adjacent Owned Land
	Existing Habitable Window
	Existing Non-Hab Window
	Proposed Habitable Window
	Proposed Non-Hab Window



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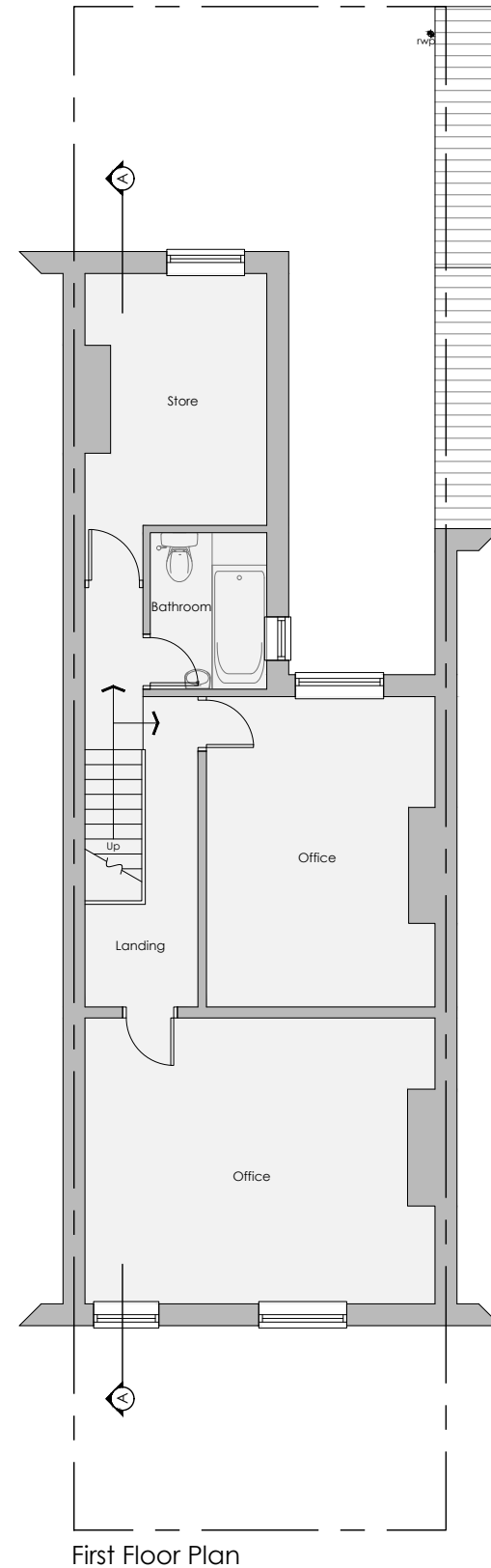
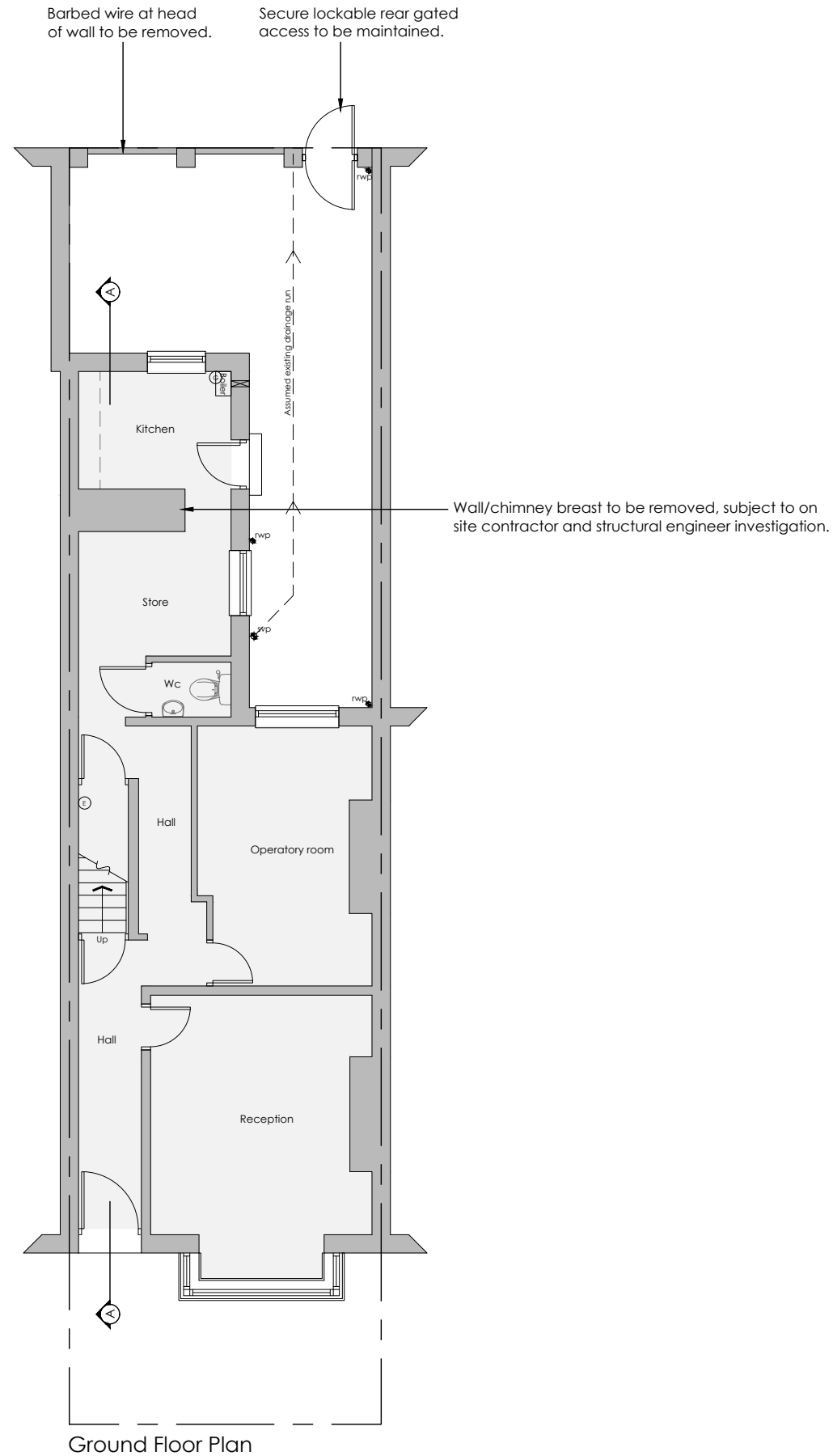
Existing Building

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Drawing Notes

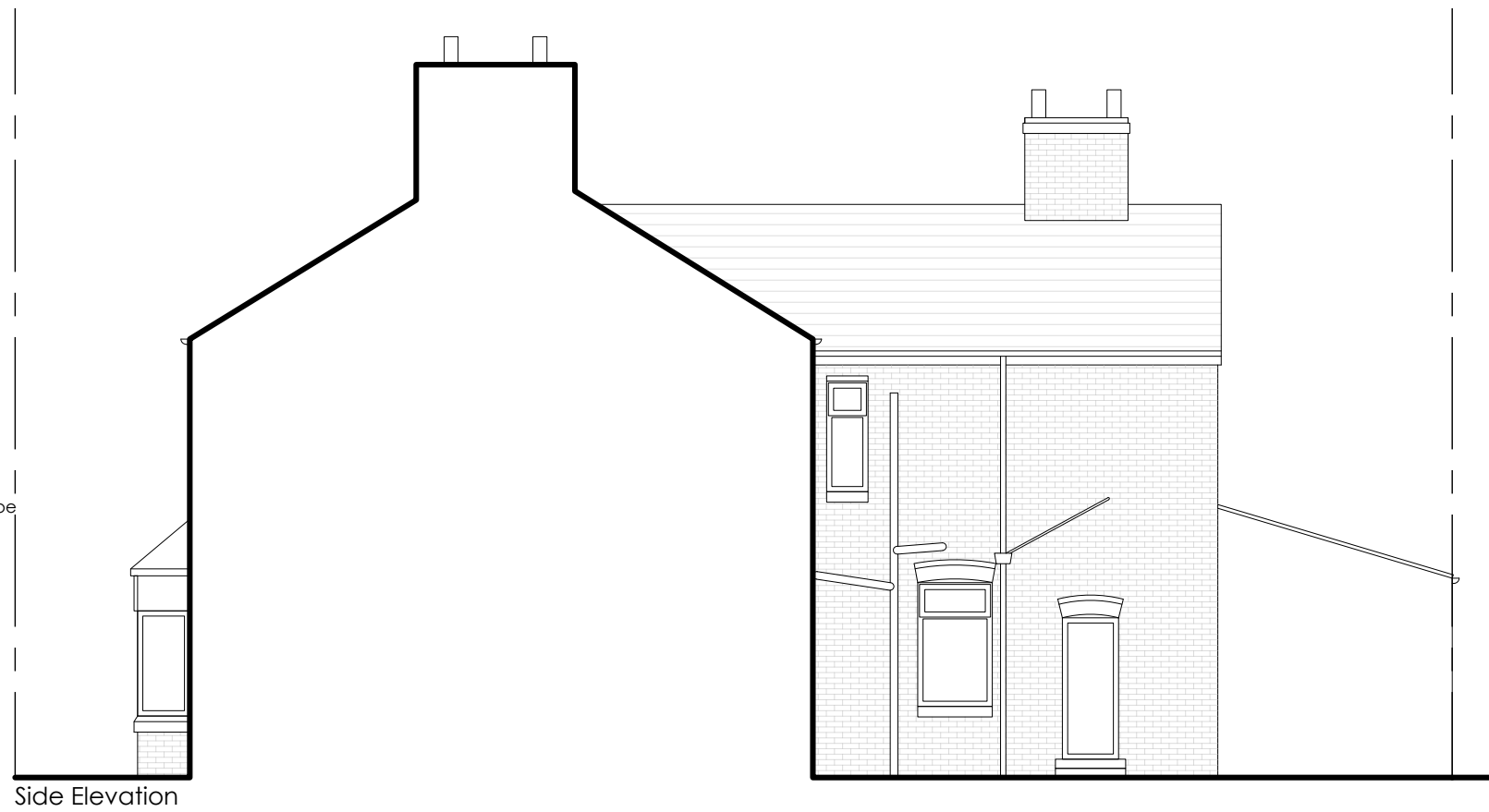
All existing windows to be retained if possible. Subject to condition, thermal performance and client specification. Any windows that are to be replaced are to be of a same style, colour and material.

All metal security mesh/bars to be removed from all windows.

Rolling shutters to front bay window to be removed.



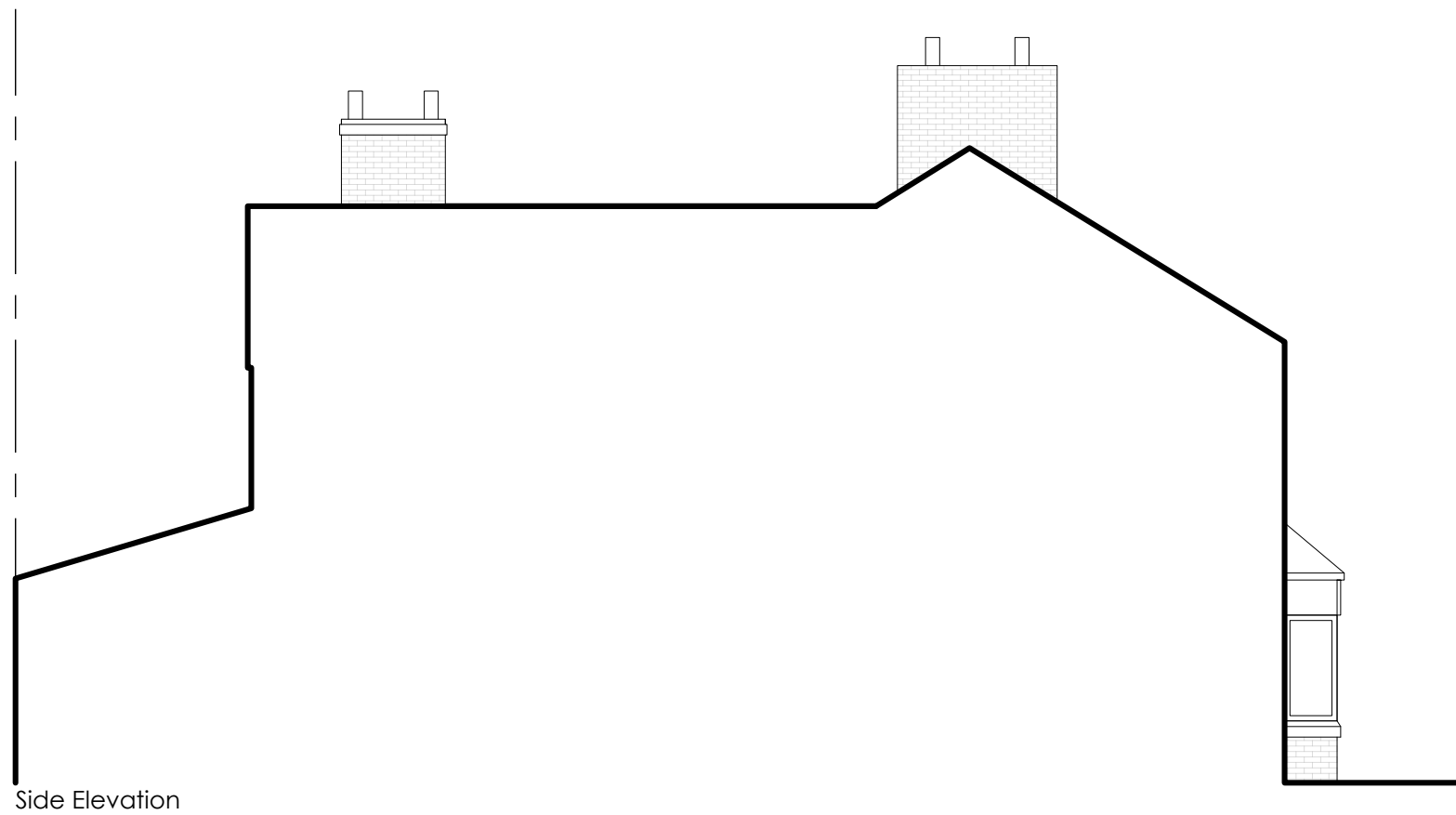
Front Elevation



Side Elevation



Rear Elevation

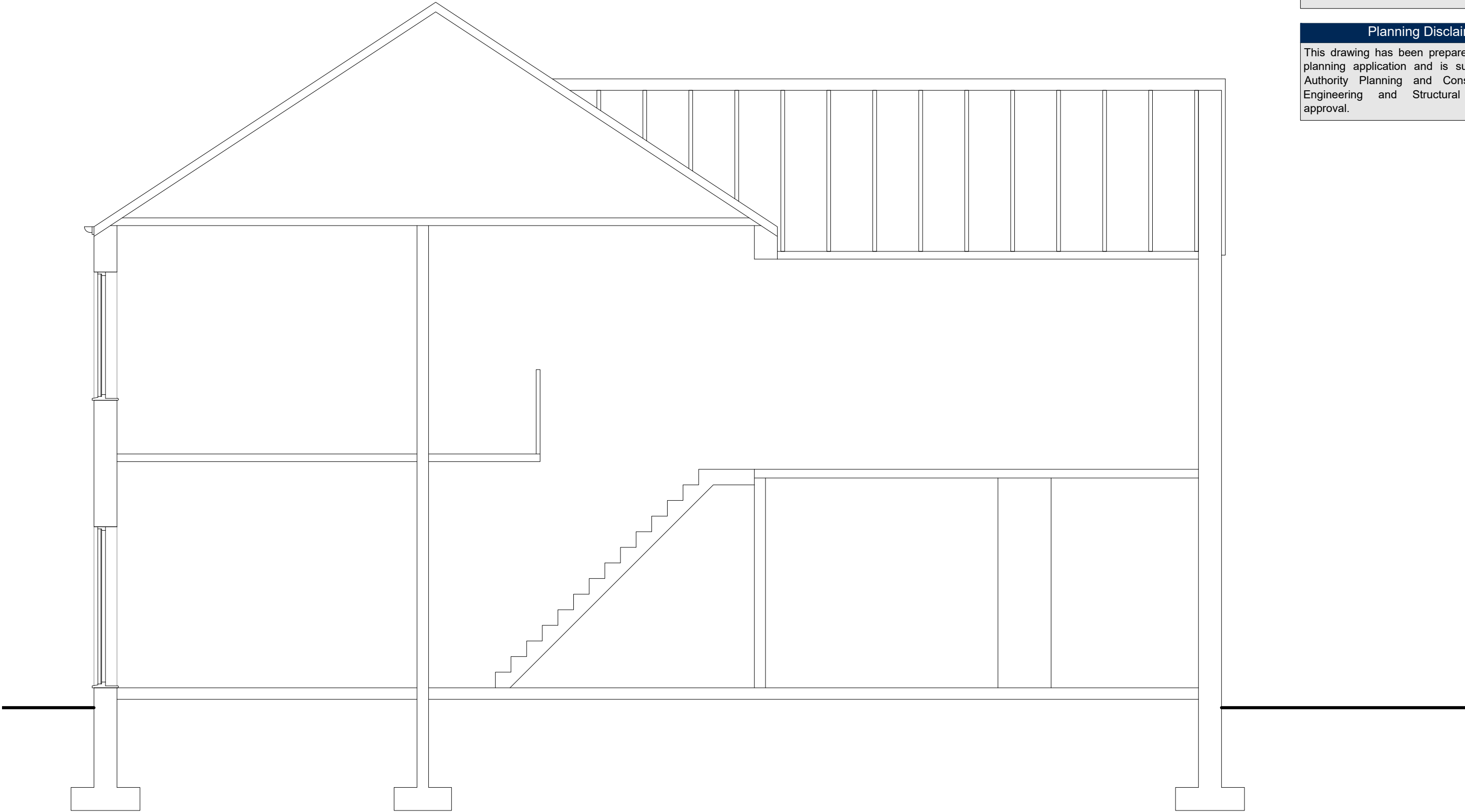


Side Elevation

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Proposed Building

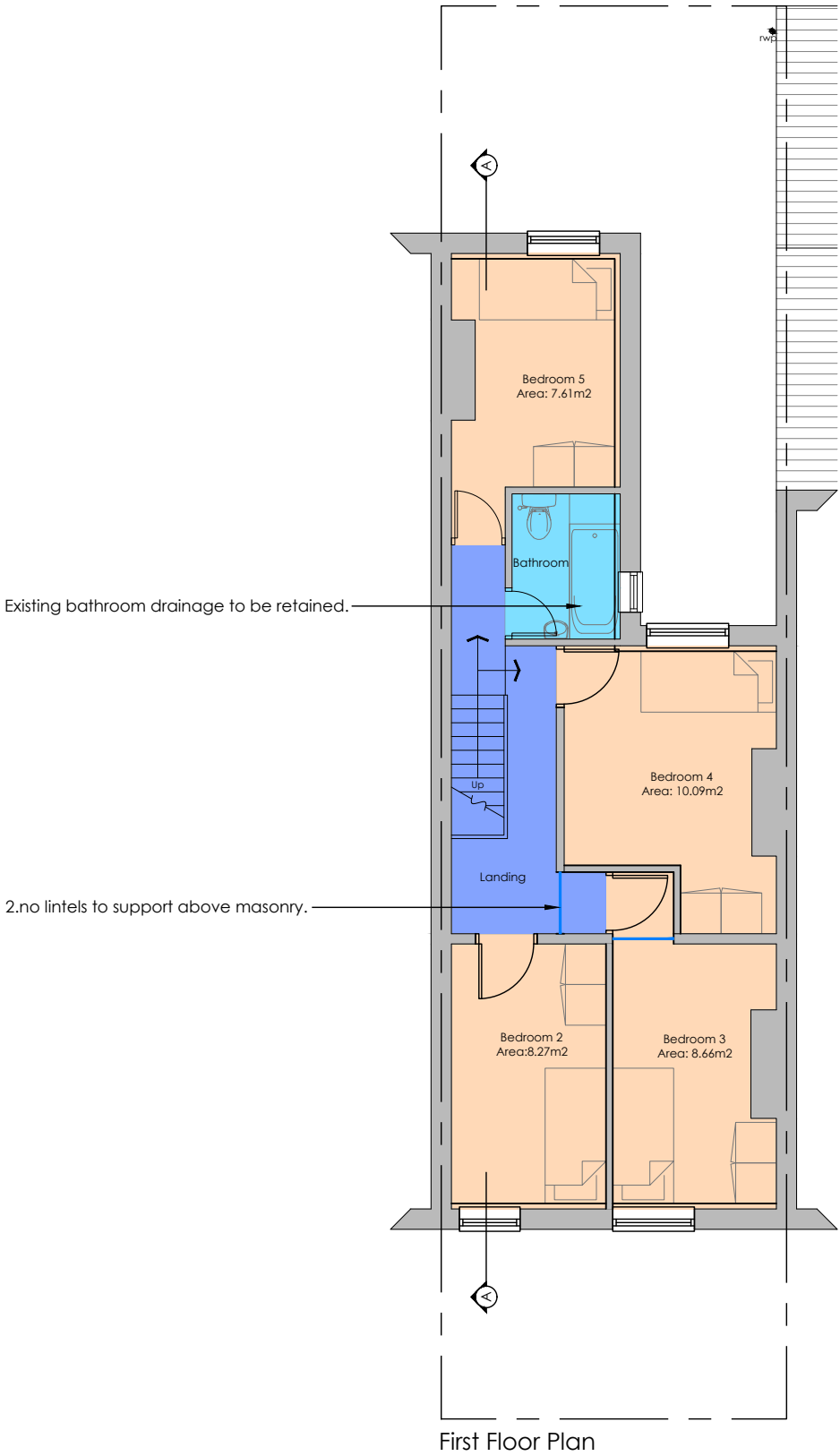
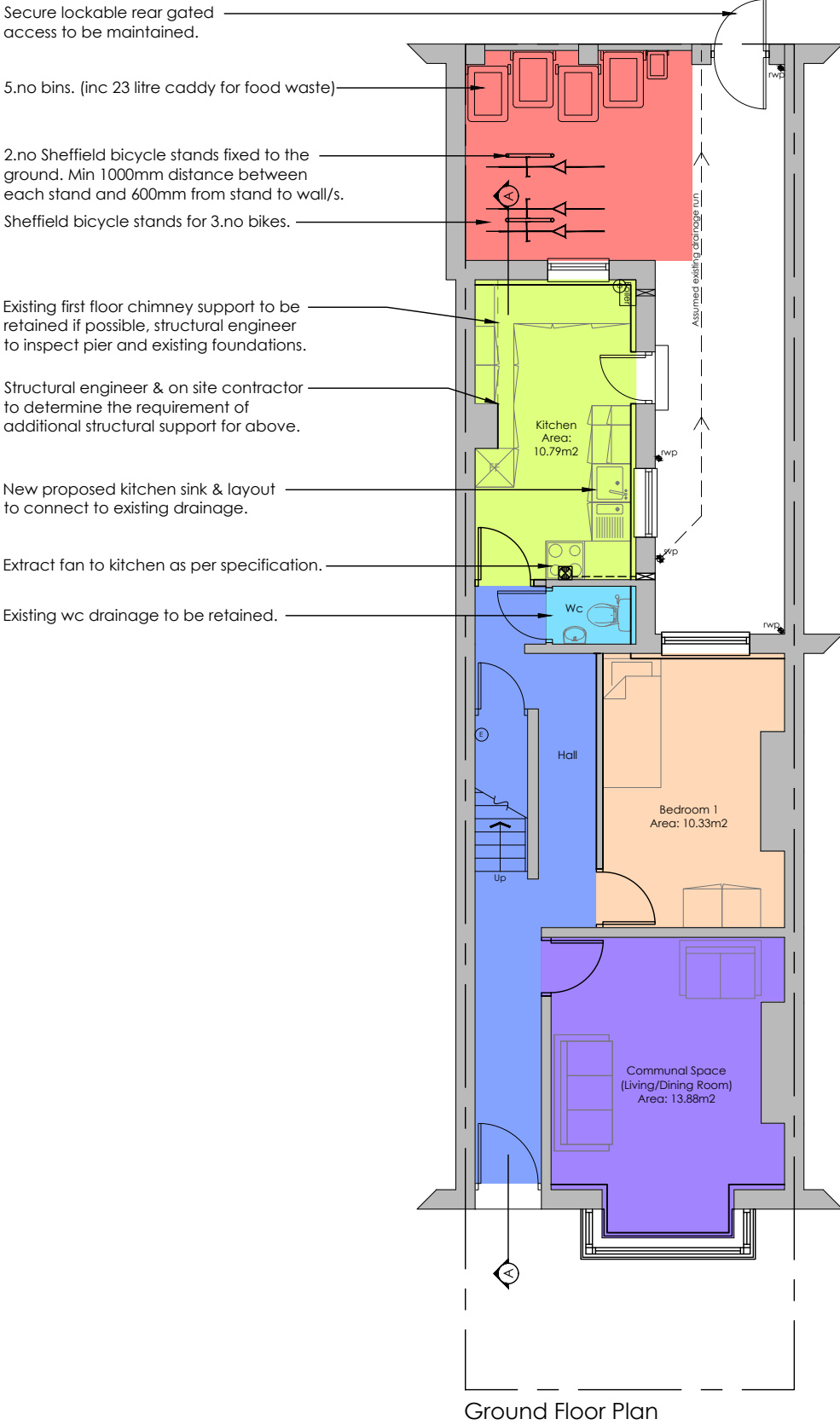
P4bA

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	Adjacent Owned Land
	Existing Habitable Window
	Existing Non-Hab Window
	Proposed Habitable Window
	Proposed Non-Hab Window

Drawing Note

All external walls to be insulated with blown insulation or insulated plasterboard. All subject to SAP Calculations being carried out and recommendations provided. Subject to further site investigation determining wall build-up and construction. (Cavity sizes etc/if cavity at all)



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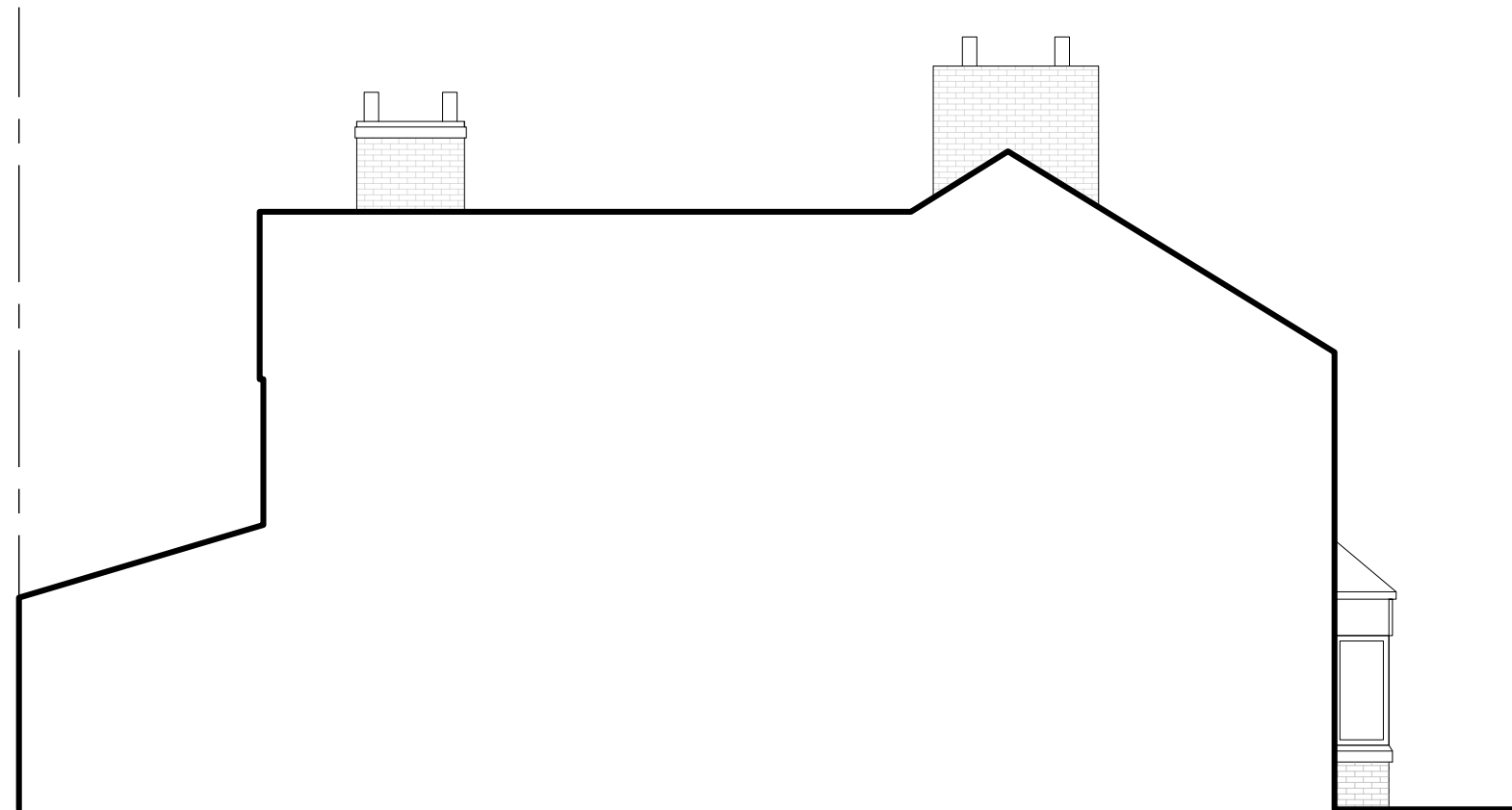
Front Elevation



Side Elevation



Rear Elevation

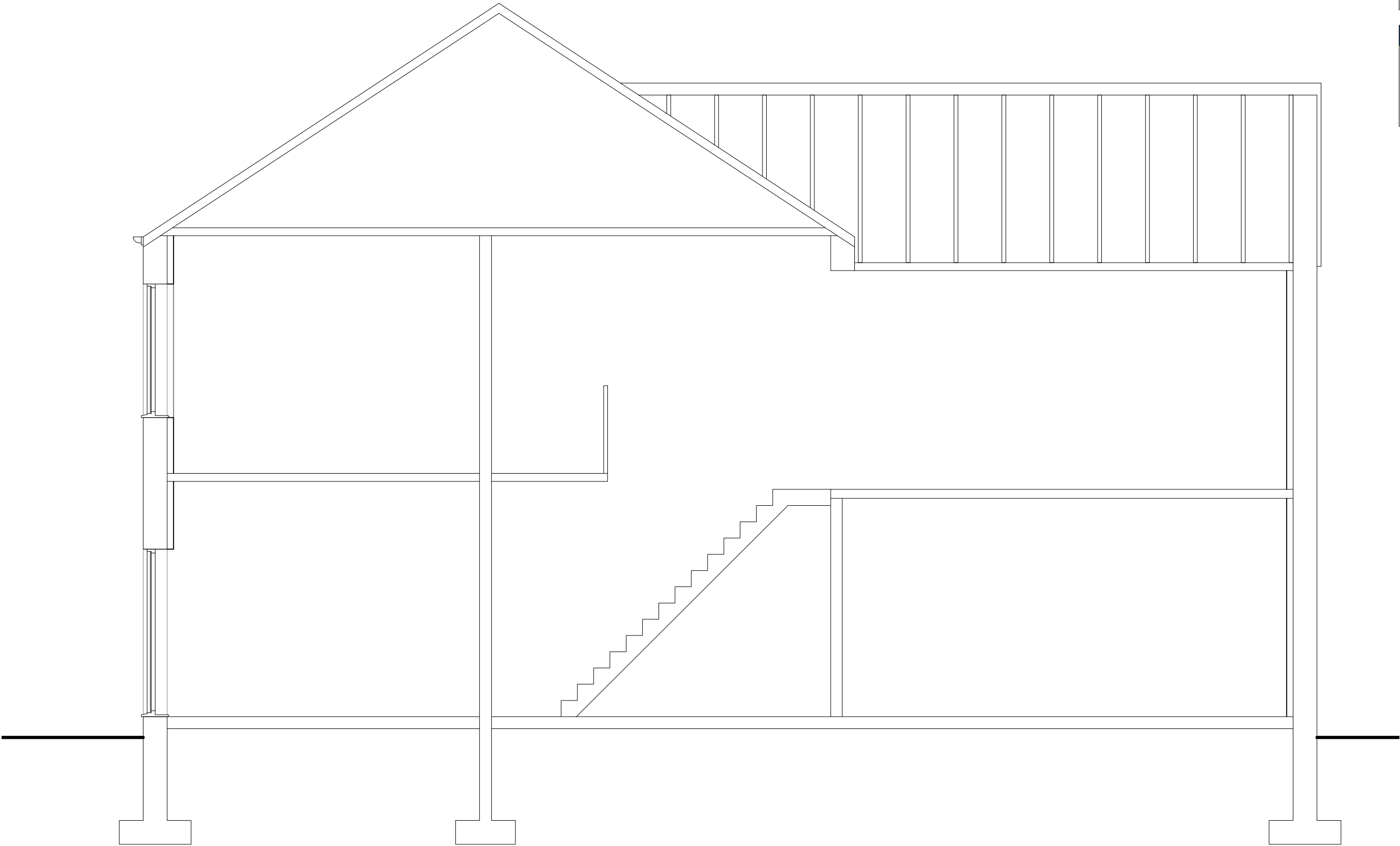


Side Elevation

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