

DESIGN & ACCESS STATEMENT

DATED: 12/01/2023

13 PARK CRESCENT HOTEL,
RUSHOLME MANCHESTER, M14 5RE.

INTRODUCTION

This application is for the side /rear extension of the property.

The property is a hotel building to cater to homeless people under the terms and conditions of Manchester city council contract.

The side and rear part of the building has level access from the main road. Currently, the owner of the property is running only the accommodation business with the consent and guidance of Manchester City Council by providing accommodation to the people on recommendation of the council in need of shelter.

At present, the existing rooms are insufficient and thus it is badly needed to extend to add a few more rooms to meet the requirement up to maximum level by providing shelter and thus contributing to the deserving people.

In the previous application, it was refused based on the privacy of the neighbor and the use of material. The application is revised by the provision of complete privacy by adjusting the doors and windows so that don't have any view towards the Neighbour. The revised design also keeps the design elements and materials identical to the existing building. The previous application had a double story extension which was invading the Neighbour's privacy. The proposed design includes extension at side and rear on the ground floor only to provide privacy to the adjoining plot where no building exists currently. Furthermore, there is no building near to the proposed extension even more than 12 meter. Please note that the front part of the building is already approved, and work is under construction for that part. Please also note that we have forwarded the revised drawing for the planning application to the case worker and received email that this option sounds ok for approval.

A heritage report is also attached to support the extension.

SITE AREA

The site is approx. 180 square meters and almost 50% of the plot is covered with an existing building which also has parking of about 12 vehicles on the front side and has a vacant portion of the plot on the side and rear of the building where the extension is proposed.

ACCESS

Currently, there is level access to this part of the proposed extension extension from the road via the front gate. The main entrance will also serve in and out to the proposed extension.

SITE SURROUNDING.

The attached photograph shows the adjacent roads and buildings. It can be noted that there is no building existing near the proposed extension.

REFUSE.

The hotel building is already working on waste management with a private waste management company and is fully capable of any increased waste.

SUMMERY.

We believe the application should be approved as the site is in a sustainable location that has all local amenities and the best public and transport links. The design of the property extension is according to its surroundings and will have no adverse effect on neighboring buildings.

Please find attached pictures below of the property

SITE PICTURES (NEXT PAGE)















