

**DESIGN AND ACCESS STATEMENT
REGARDING THE CONVERSION OF VACANT BASEMENT TO 2 SINGLE
BED APARTMENTS AND A NEW THREE BEDROOMED APARTMENT ON
THE GROUND FLOOR WITH REAR EXTENSION AT 1458-1460 ASHTON
OLD ROAD**

USE

The Planning Application referred to on the forms and drawings relate to the property of 1458-1460 Ashton Old Road a substantial residential property which had been divided into apartments.

The proposal involves the conversion of the vacant basement to form two single bedded apartments (apartments A and B).

The ground floor of number 1458, currently has a large single bedded apartment. The proposal is to form two apartments, one involving internal alterations to form a single bedded apartment (apartment C), and the other a three bedroomed apartment, (apartment D) facilitated by a rear extension.

AMOUNT OF DEVELOPMENT

The external appearance of the property will predominately remain the same and is in keeping with the area. Visual modifications are primarily, additional windows and access to the basement apartments, visible on the elevation facing Ashton Old Road, together with the rear single-storey extension with a pitched roof.

LAYOUT

The internal layout of the property is to be altered as noted and indicated on the drawings.

SCALE OF DEVELOPMENT

The drawings together with the Application documents indicate the areas involved together with the accommodation being provided. Its scale and size is in keeping with the appearance of the existing building, the streetscape and the residential properties in the immediate vicinity.

LOCAL IMPACT

The proposals are in keeping with the area which, in the immediate vicinity is predominantly residential, with mixed use to the West. The building is within walking distance of a number of amenities with shopping at the Lime Square Retail Park, Delamere park is located just behind the property.

As regards public transport there are a number of bus stops within easy walking distance on Ashton Old Road, together with Fairfield train station within half a mile on the Northern Line.

SITE LAYOUT AND PARKING

Pedestrian access is directly off Ashton Old Road with space for cycle stands near the main entrance into the property. There is amenity space available to the rear of the property. On street parking is available particularly on Latham Street, adjacent to the site A parking space has been provided together with cycle stands.

SECURITY

The principal issues to be addressed relate to internal and external protection and security for visitors and residents. This is simplified as all the new apartments have direct access, with the exception of apartment C, which is from the communal lobby on the ground floor.

Residents can access their apartments on the ground floor by key operated locks at the main door and their individual apartment doors. The lower Ground Floor residents have direct access. Visitors would have restricted access, controlled by a door entry system. Residents would therefore be in control, from within their apartment.

Externally it is important to maintain reasonable lighting levels for security purposes, with security lighting particularly at the entrance, and amenity space.

CONCLUSION

The proposals would add to the housing stock available within the borough. The appearance of the property, in keeping with the mixed-use character of the neighbourhood.

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