

Evidence of existing structure

	Date	Evidence	How this proves existing structure	File name
		168 Moseley Road was bought in 2002 as a traditional 3-bed and 1 bathroom terraced house. The 2nd reception room on the ground floor was used as a 4th bedroom (layout A). In 2009, a dormer loft conversion and extension was added to the property, which then became a 6-bed and 2 bathroom house (layout B). The layout has not changed since then. My copy of the plans submitted to the council building regs department in relation to these building works have unfortunately been lost. However, you may be able to locate copies of those plans in the council's building regs archive, should they go back that far. Further, plans have also been submitted as part of the HMO license application in 2011 (subsequently renewed in 2016 and 2021) which will show 'layout B'. These may be available in the council's HMO department archive, should they go back that far. In the event that these plans cannot be located, I have compiled below several items of evidence to back-up this information:		
✓	June 2009	Google Earth historical image	Shows the house as per 'layout A'. It can be seen that there is no extension in the back yard. It can be seen that there is no dormer, and the original roof valley can be seen.	Google Earth 2009
✓	March 2016	Google Earth historical image	Shows the house as per 'layout B'. The flat roof of the dormer, and the extension roof can be clearly seen.	Google Earth 2016
✓	June 2022	Google Earth current image	Shows that the house hasn't changed since 2016. The flat roof of the dormer, and the extension roof can be clearly seen.	Google Earth 2022
✓	29 Nov 2010	Building Regs Completion certificate	Refers to completion of 'single storey extension and dormer loft construction'	168 Building Regs Completion
✓	16 Apr 2008	Deposit Protection Certificate	Shows 4 joint tenants, proving 'layout A'	DPC - 2008
✓	25 Jun 2010	Deposit Protection Certificate	Shows 6 joint tenants, proving 'layout B'	DPC - 2010
✓	15 Oct 2017	Photo	Photo from 1st floor back bedroom showing the extension roof	C3416071-4761-40BA-B754-880BA98FA8D0_1_105_c
✓	15 Oct 2017	Data for photo	Information from the photo files to prove date of 15 Oct 17	Screenshot 2022-06-15 at 08.43.03
✓	6 Oct 2008	Energy Performance Certificate	Evidence of 'layout A', prior to the work in 2009 (as highlighted): Total floor area is given as 92m2. Roof is "Pitched, no insulation" Floor is "Suspended, no insulation"	EPC 2008

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✓	5 Jun 2019	Energy Performance Certificate	Evidence of 'layout B', prior to the work in 2009 (as highlighted): Total floor area is given as 117m ² . Roof is "Roof room(s), insulated" indicating the loft conversion. Floor is "Solid, insulated (assumed)" indicating the new extension floor.	EPC 2019
✓	5 Feb 2015	Letter from Manchester City Council HMO department	As highlighted, there is reference by the council inspector to the 2nd floor bathroom, proving the existence of the loft conversion.	License inspection 2015
✓	9 Dec 2010	Copy of original HMO license, and relevant parts of the application	The license was granted in August 2011, for occupation by 6 people. As highlighted, on parts of the original application: 3 storeys indicated 1 bathroom and 1 bedroom listed on the 2nd floor Electrical certificate refers to "lights loft" and "sockets loft"	HMO License 2011