

Design & Access Statement

For: Lawful Development Certificate (Existing Use)

Property Address: 338 Great Western Street, Manchester, M14 4DS

Proposal: Confirmation of existing use as a House in Multiple Occupation (HMO) under permitted development

Applicant: Mr Reza Rizvi, Pentapura Properties

Drawing Reference: AR-103 – Existing Floor Plans

Date: November 2025

1. Introduction

This Design and Access Statement supports an application for a **Lawful Development Certificate (LDC)** to confirm the established use of **338 Great Western Street, Manchester (M14 4DS)** as a **House in Multiple Occupation (HMO)** falling under **Use Class C4** of the Town and Country Planning (Use Classes) Order 1987 (as amended).

The statement demonstrates that the property has been lawfully occupied by multiple tenants for a continuous period exceeding ten years and that its internal layout, facilities, and means of access comply with both **permitted development criteria** and applicable **housing and building standards**.

2. Site Context and Description

The property is a **two-storey semi-detached dwelling** situated on Great Western Street within the M14 area of south Manchester, close to Oxford Road and the Moss Side corridor. The neighbourhood comprises traditional brick-built residential properties, a mixture of single-family dwellings and small HMOs, and benefits from excellent access to public transport, shops, and community amenities.

Local Context

- **Transport:** Multiple bus routes along Great Western Street and Princess Road provide direct access to Manchester City Centre and the university precinct.
 - **Amenities:** Grocery stores, cafes, and health and educational facilities are all within a short walking distance.
 - **Character:** The area features predominantly two-storey terraces and semis, many adapted for multi-occupancy accommodation serving students and young professionals.
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3. Existing Use and Layout

The submitted **floor plans (AR-103)** by Arc Design Ltd illustrate the current internal configuration of the property.

Ground Floor

- Entrance hall and stair access
- **Room 1 (Bedroom)**
- **Room 2 (Bedroom)**
- **Living Area (Communal)**
- **Kitchen**
- **Bathroom**
- **Garage / Store**

First Floor

- **Room 3 (Bedroom)**
- **Room 4 (Bedroom)**
- **Room 5 (Bedroom)**
- **Room 6 (Bedroom)**
- **Shower Room and additional Bathroom**
- Storage area and landing

The accommodation therefore provides **six separate bedrooms** with shared kitchen, bathroom, and communal spaces — characteristic of a **C4 HMO (3–6 occupants)**.

4. Design Considerations

No external extensions or alterations have been undertaken to create the HMO use; the property retains its original appearance and character within the street scene.

The internal layout and amenities meet the **Licensing and Management of Houses in Multiple Occupation (England) Regulations 2006** and the **Manchester City Council HMO Standards**, including:

- Adequate kitchen and washing facilities shared between occupants.
- Proper fire detection and means of escape compliant with **Building Regulations Part B**.
- Appropriate room sizes, ventilation, and lighting.
- Secure entry points and defined escape routes.

All modifications are internal and maintain the property's residential function while improving safety and habitability.

5. Access

Access to the property is via the **main front entrance** from Great Western Street, with a **secondary side/rear access** leading to the private yard and bin storage area.

The site is well connected to public transport, pedestrian routes, and on-street parking provisions. The access arrangement remains unchanged from the property's original dwelling configuration.

6. Planning Justification

The existing use qualifies as **permitted development** under **The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 3, Class L**, which allows a change of use from a dwellinghouse (C3) to a small HMO (C4).

Key points supporting the application:

- The property has been **continuously occupied by unrelated tenants** sharing common facilities for **more than 10 years**.
- There have been **no external building works or enlargements** affecting the dwelling's appearance.
- The property lies **outside any Article 4 Direction area** restricting HMO conversions (subject to local authority confirmation).

Accordingly, the LDC application seeks to confirm that the existing use is lawful and has become established through continuous occupation.

7. Conclusion

This statement confirms that:

- The property at 338 Great Western Street has been in long-term lawful use as a small HMO.
- The layout and facilities support that use without detriment to the building's character or surrounding area.
- The proposal fully aligns with national and local planning policy objectives for sustainable residential use.

A **Lawful Development Certificate** should therefore be granted for the existing C4 HMO use.