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Design & Access Statement

For: Lawful Development Certificate (Existing Use)
Property Address: 67 Viscount Street, Manchester, M14 5UJ
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

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1. Introduction

This Design and Access Statement has been prepared in support of an application for a Lawful Development Certificate (LDC) to confirm the established use of 67 Viscount Street, Manchester (M14 5UJ) as a **small House in Multiple Occupation (HMO)** under **Use Class C4** of the Town and Country Planning (Use Classes) Order 1987 (as amended).

The purpose of this statement is to demonstrate that the property has been lawfully operating as an HMO and that the existing internal layout, design, and means of access comply with the requirements of both **permitted development rights** and relevant building and safety standards.

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2. Site Context and Description

The property is a **two-storey mid-terrace dwelling** located within a well-established residential area of Manchester. Viscount Street lies within the **M14** postcode area, a location characterised by traditional brick-built terraced housing, many of which are occupied as HMOs due to the proximity to local amenities, public transport links, and the University of Manchester campuses.

The surrounding area benefits from a high level of accessibility:

- **Public Transport:** Regular bus services operate along adjacent routes providing direct access to Manchester city centre and university precincts.
- **Local Amenities:** Shops, supermarkets, and community facilities are within short walking distance.
- **Sustainability:** The site is within a sustainable urban location with good pedestrian and cycle links.

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3. Existing Use and Layout

The existing drawings (Ref: AR-103, prepared by Arc Design Ltd) illustrate the current internal arrangement of the property. The dwelling is arranged over **two floors** and comprises the following:

Ground Floor

- Entrance hall and staircase
- **Room 1 (Bedroom)**
- **Communal living room**
- **Shared kitchen**
- **Bathroom** (serving all residents)

First Floor

- **Room 2 (Bedroom)**
- **Room 3 (Bedroom)**
- Landing and circulation area

The property therefore accommodates **three individual bedrooms**, each occupied by separate tenants sharing communal kitchen, living, and bathroom facilities — meeting the criteria for a **C4 HMO (3–6 occupants)**.

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4. Design Considerations

No physical extensions or external alterations have been undertaken to facilitate the HMO use. The existing internal layout provides adequate space and facilities in accordance with **The Licensing and Management of Houses in Multiple Occupation (England) Regulations 2006** and relevant **Manchester City Council HMO standards**, including:

- Provision of a shared kitchen with appropriate cooking, washing, and storage facilities
- Sufficient natural light and ventilation to all habitable rooms
- Fire safety measures including smoke alarms and escape routes (as per Building Regulations Part B)
- Secure access and means of egress via the principal front entrance and rear door

The internal configuration maintains the original character of the dwelling while ensuring functional living spaces for multiple occupants.

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5. Access

The main access to the property remains via the **front entrance door** from Viscount Street, with a **secondary rear access** leading to the private yard.
The site is fully accessible for residents and visitors, with clear pedestrian routes and level access from the street. Waste storage and collection are arranged at the rear in line with local authority requirements.

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6. Planning Justification

The existing use of the property as a small HMO (C4) falls within the scope of **permitted development rights** granted under **The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)**, Schedule 2, Part 3, Class L — "change of use from a dwellinghouse (C3) to a small house in multiple occupation (C4)".

To the best of the applicant's knowledge:

- The use commenced **lawfully and continuously for a period exceeding 10 years**.
- There have been **no material changes** to the external appearance of the building.
- The property has **not been subject to any Article 4 Direction** restricting permitted HMO use within this locality (confirmation available from the Council).

Accordingly, the application seeks to **regularise and confirm the existing lawful use** through the issuance of an LDC.

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7. Conclusion

This statement demonstrates that:

- The property at 67 Viscount Street has been lawfully and continuously used as a small HMO.
- The internal layout, as illustrated in the accompanying floor plans, supports the existing use without alteration to the building's external character.
- The development fully complies with national and local planning policy objectives, preserving the residential character of the area.
- The proposal therefore meets the requirements for the granting of a **Lawful Development Certificate for existing use**.

Prepared by:
Arch Planning & Design Ltd