DESIGN AND ACCESS STATEMENT

PROPOSAL: CONVERSION FROM A SINGLE DWELLING TO 3NO. APARTMENTS, INCLUDING THE ERECTION DORMERS TO THE FRONT AND REAR OF THE PROPERTY

ADDRESS: 4 NORTHMOOR ROAD, MANCHESTER, M12 4HP

Date: 11/03/2026

The Property

The building is a semi-detached home and situated on Northmoor Road, located off the A6010. This application is for permission to convert a single dwelling into four apartments (refer to Architectural drawings submitted with this application).

	Type	GIFA (m^2)
Apartment 1	One-bedroom, 1 person	47
Apartment 2	Three-bedroom, 5 persons	94
Apartment 3	Two-bedroom 3 persons	63

Justification

Following the planning approval to Convert the Single Dwelling to Two Separate Dwellings, application number: 133979/FO/2022, and description:

Proposal: *"Conversion of single dwellinghouse to 2no. dwellinghouses (Class C3) with the associated erection of two, 2-storey bays and integrated roof extensions and part two, part single storey rear extensions and related elevational alterations following demolition of existing single storey front extension and part single, part two storey rear extension"*

The homeowner has soon realised the amount of capital that'll be required to convert the property as approved. Hence, has opted for a less capital-intensive conversion. That is, conversion to apartments with addition of dormers.



Figure 1: Front view of property

Layout

The internal floor layout shall be changed to allow for the conversion (refer to Architectural drawings submitted).

Materials
The materials to be used in the first-floor rear extension shall match the existing building's materials. The colours shall match the existing building. Roofing tiles shall also match the existing roofing tiles.

Access
The external access points will remain unchanged, except for a front door to give access to the staircase.

Flood risk
This property is in Flood Zone 1, an area with a low probability of flooding. Therefore, does not require a flood risk assessment.

Bins and collection
Bins will be located at the rear, and collection arrangement remains the same, which is to the front. The residents will be responsible for pulling the bins to the front via the alley way for collection.

Cycle and parking
The Site benefits from two on street parking at the front. One (1) more parking space have been provided at the rear. There is ample parking spaces on the entire Northmoor Street. There are also nearby parking stations on the same street, such as, Hornby St Car Park.

A cycle storage is provided at the rear of the building.