



**Design & Access Statement
(96)001 PL0**

For

**30 North Road
Manchester
M11 4NG**

(01.02.21)

1. Consultant Details

All correspondence regarding this matter is to be sent to:

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2. Introduction

NADA Architects have been appointed by Christina DeJonge to produce this report, which aims to provide information on the existing site and the proposed development works at 30 North Road, Manchester, M11 4NG.

The property sits on a prominent location on North Road in an established residential area. The property is amongst other terraced and semi-detached properties with a local church opposite the proposed dwelling. It is close to Manchester city centre with great access links to A6010. There is off street parking for 2no. vehicles to the front as existing.

6. Design Proposal

The property is currently vacant and the applicant is looking to convert the property into 2no. self contained apartments creating quality accommodation in the area. There are some precedents of similar conversion on the road which the LA may establish during the planning application process. Currently, the property is too large as a single dwelling for most families wanting to reside in the area with it being a large 5 bedroom property. Therefore, it is sensible to create 2no. quality apartments over 3 floors making it more affordable and practical for occupants to occupy the apartments.

The ground floor consists of a one bedroom spacious apartment. The area for this apartment is **60m²** which is in excess of the national space standards.

The first floor and second floor consists of a two bedroom self contained duplex apartment. The area for this apartment is **74m²** which is line with national space standards.

A communal staircore is formed leading to each apartment accessed from the existing front principle door entrance.



The overall site area is approximately 0.0149 hectares (149m²).
The existing building has a GIA of 1603sq.ft (134m²).

11. Parking

There is off street parking for 2no. vehicles to the front which will be retained for the benefit of the occupants. Permit holder parking is available on the main road if required. There is also Cycle storage is also proposed to the rear garden area.

12. Bin Storage

Bin stores are located to the rear garden area which will be shared by both apartments. There is access to the rear yard area via Camberra St and Andre St. Waste is likely collected in the usual way by weekly local authority collections.

13. Conclusion

We would like the support of the local authority for this application as it would:

- Create much needed residential accommodation and make better use of the overall property with a quality apartments
- Occupy the property sooner under the current circumstances with the pandemic and longer term affects.
- Regenerate and create greater more affordable accommodation within the vicinity of the building and its surrounding area.

