

21-922 Creation of Apartment at 169 Kingsway, Manchester, M19 2ND

(96)001 PL0 - Design & Access Statement

Creation of Self Contained Apartment & Loft Conversion at 169 Kingsway, Manchester, M19 2ND.

The property sits on the main A34 Kingsway and is in a prominent location and main route for public transport. It sits amongst a small parade of 5no. commercial units with independent residential accommodations above.

The existing premises currently consists of a ground floor office with a two bedroom flat above. Both uses have separate accesses with access to the upper floor from the front of the property. There is off street parking in the rear yard for 2no. vehicles which is the only property in this parade that benefits from driveway access leading to the rear yard for vehicular parking. There is also 1no. off street parking space to the front of the property which is used for the benefit of the ground floor office only. The rear is/can be used for the residents above.

The proposal is to utilise the exceptionally large loft space to create a self contained one bedroom apartment with a rear dormer to create added and more useable floor area. The roof heights of this parade are exceptionally tall and the proposal is to create a very contemporary and unique loft style apartment with exposed beams.

The first floor two bedroom flat will be slightly modified in terms of layout to ensure both are self contained as the main stair core will be utilised for the benefit of both apartments.

There is ample bin storage in the rear yard area as indicated on the sites plans submitted as part of the application. Waste collection takes place as usual via the weekly council waste collection days of the various bin types and we proposed this to be maintained for the future development.

There is CCTV already installed for security of the site at the front and rear of the property which will remain the existing arrangement.

We would like the support of the local authority to create this new loft style apartment and create quality living accommodation in line with government targets.