

Proposed Conversion to 5 No. Residential Apartments
113 Manchester Road
Castleton
OL11 4JG

Design and Access Statement



1. Introduction

- a. This planning application is submitted on behalf of Aamir Ashraf and Urfana Khatoon, the joint owners of 113 Manchester Road, Castleton OL11 4JG
- b. The aim of the application is to redevelop the site to provide 5 No.1 bedroom apartments, suitable for older people who wish to downsize or single people.
- c. The proposal seeks to retain the existing street scene along Manchester Road, with minor alterations to the fenestration on the gable elevation; and the demolition of the single storey storage annex to the rear yard to create a private amenity area that will also provide a secure area for cycle storage.
- d. The existing access points to the site will be retained.
- e. The proposed apartments have all been designed to provide comfortable accommodation that complies with the Nationally Described Space Standard requirements.

2. Site and Context

- a. The site is located to the East of Manchester Road and from the available HMLR title deeds appears to be “landlocked” with no external amenity space other than the rear yard area adjacent to the Eastern boundary.
- b. The site is at the Northern end of a small row of terraced properties and is bounded on the North elevation by a public car park.
- c. The site extends to approximately 0.02 hectares. The property is primarily arranged over three floors, basement, ground and first.
- d. The property was formerly used as a public house with beer cellar to the basement, licensed trade area to the ground floor and self contained managers accommodation to the first floor.
- e. The financial viability of the pub declined over the years resulting in the previous owners closing the premises and selling it de-licensed to the current owners in 2014. The current owners then made an application to the Council to convert the ground floor into a storage use and this was approved by the Council (planning ref 14/01257/FUL) and implemented shortly after.
- f. The current lawful planning use of the premises being storage (B8) on the ground floor and residential (C3) on the first floor.

3. Amount

- a. The proposal seeks to convert the ground and first floor into 5 No. one bedroom apartments.
- b. All of the proposed apartments exceed the minimum spaces standards of 37m² (apartments with shower rooms) as prescribed by the Department for Communities and Local Government – Technical Housing Standards – Nationally Described Space Standards (as amended May 2016).
- c. The basement is uninhabitable and will be locked off.

4. Scale

- a. The proposal is contained within the existing building footprint (noting that the single storey storage annex to the rear is to be demolished).

5. Appearance

- a. The proposal retains the existing fenestration to Manchester Road elevation.
- b. The existing security shutter door to the gable elevation is to be changed to a window, and one of the existing windows to the gable elevation is to be blocked up with the other one being widened slightly. The gable elevation will be re-rendered on completion.
- c. The existing door opening that afforded access into the rear yard from the toilets will be enlarged to provide a door/glazed side panel to provide access into the private amenity area for Apartment 3.
- d. A opening will be formed in the rear elevation of the property to provide a glazed door and side panel to provide access into the private amenity area for Apartment 2.
- e. The boundary wall to the North East corner of the site will be raised with fencing constructed from composite decking at a 45 degree angle on composite posts + capping rail (colour Anthracite to match new fenestration), which in addition to enhancing security to the rear of the property will provide an effective screen to the new refuse / recycling storage area.
- f. The original pub signage will be removed and the exterior of the premises redecorated like for like.



Rear Elevation - showing access to rear yard area, boundary wall and first floor windows



Gable elevation

6. Access and Security

- a. The existing main access point into the property from the Manchester Road elevation is to be retained. The entrance is in a prominent position and provide the required natural surveillance from the street.
- b. The access to the rear yard area will be retained and Borg BL2021 double sided digital locks fitted to the gate to the yard and the gate to the new refuse / recycling bin storage area so that the gates can not be opened even if an intruder manages to assail the boundary wall.
- c. PIR activated security lighting will be positioned to cover the rear yard and refuse / recycling bin storage area.
- d. All apartments will be fitted with intruder alarms and communal CCTV system will be installed to cover access points, internal hallways, stairs and the grounds. Appropriate warning signs will be installed and the necessary Data Protection regulations will be complied with.
- e. Refuse and recycling bins will be securely stored on a new raised deck area that will be accessed via an existing footpath that runs adjacent to the rear boundary wall. A management company will collect the bins on the appropriate dates and leave them at the end of Ruby Street Passage (as do the other houses in the terrace). Once the bins have been emptied the management company will return the bins to their designated storage areas.

7. Sustainable Development

- a. The efficient use of an existing building represents the highest form of sustainable development. The property will be refurbished to a high standard to provide comfortable, energy efficient living accommodation.
- b. The provision of windfall housing aimed at single professionals / older people looking to downsize in this location will contribute towards the Councils objective of providing essential additional accommodation within the borough.