

11 St Margaret's Road, Prestwich, Bury, M25 2QB

Design and Access Statement

Proposal: Conversion of existing dwelling back into two self-contained dwellinghouses.

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Statement Prepared by:
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Introduction

This Design and Access statement is intended to support a full planning application for the Conversion of the existing 3bedroom dwelling at 9-11 St Margaret's Road, Prestwich back into two self-contained 2bedroom dwellinghouses.

This document provides a description of the proposed works and should be read in conjunction with the accompanying architectural drawings produced by Goldsketch Studios.

The property was historically occupied as two independent terraced dwelling houses know as no's 9 and no.11 St Margaret's Road. At some point, the former occupiers converted the property into one larger dwellinghouse to suit their requirements. The applicant seeks to convert the property back into two distinct dwellings reverting back to the original layout of the properties and bringing forward two dwellinghouses to the local housing stock. This application site presents an ideal opportunity for further residential development and increased housing density. The property is in an accessible location along St Margaret's Road close to all key local amenities and conveniences. The site is located with the Holyrood Ward. The building is not listed and is not located in a conservation area. The site is located directly across the street from St Margaret's C of E Church, a Grade II Listed Building.

Site and Surrounding Area

The site is located on the southern end of St Margaret's Road close to its junction with Bury Old Road. Bury Old Road is a primary arterial route (north – south road) passing from Bury to Manchester City.

The application property is a terraced dwelling located within a row of four residential terraced houses, known as 'Lime Terrace', on the northern side of St Margaret's Road, close to Heaton Park. The site benefits from its close proximity to the nearby neighbourhood centre parade of retail shops located further along Bury Old Road. The site is also only a 15 minute walk from Prestwich village.

The existing property is occupied as a large 3bedroom dwelling with a private garden area to the rear. The site also comprises a separate garage outbuilding located on a slightly separated plot at the east of the site to the rear of 1 St Margaret's Road and Auldbank House.

Proposal

The applicant seeks permission for Conversion of the existing 3bedroom dwelling at no.11 St Margaret's Road, Prestwich back into two self-contained 2bedroom dwellinghouses.

The gross internal area of each of the proposed dwellings will be:

- No.9 – 2 Bed 3person Dwelling – 72.43m²
- No.11 – 2Bed 4person Dwelling – 81.73m²

The two properties will be split by an internal partition wall separating the two parts of the dwelling from one another. A new stairwell well be installed at no.9 to enable independent access to the first floor of the property. The existing internal stairwells will be retained within no.11.

The two properties will be laid out almost identically with a kitchen/dining room and living room on the ground floor and two bedrooms on the first floor of each of the properties. Both dwellings also benefit from storage space within the loft of each property. The terrace at No. 11 also includes a two storey outtrigger at its rear which will house a utility room at ground floor level and an En-suite at first floor level.

Character and Appearance

The application site is located along a row of terraced buildings on the northern side of St Margaret's Road. The proposal is limited in terms of its impact on the front elevation of the building facing St Margaret's Church and gardens. The only amendment proposed will include the reinstatement of a new entrance to the front of no.9 with a new access door to match the existing access door at no.11. A new gateway will also be installed within the front boundary wall to enable pedestrian access into no.9 from the street.

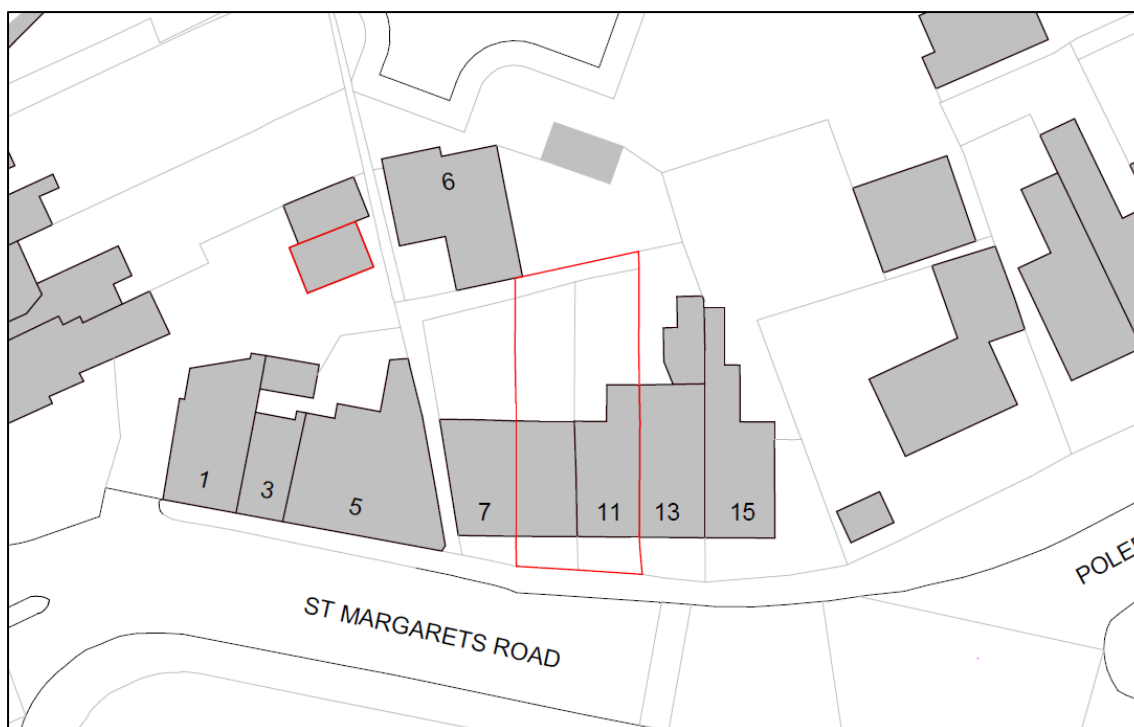
The remainder of the front elevation will not be changed or impacted by the proposed works and the property will continue to complement the existing character and appearance of the row of terraced dwellings along this stretch of St Margaret's Road and the wider street scene. Given the nature of the proposal, it is not considered that the proposed conversion works will have any adverse impact on the Listed Building or associated gardens across the road.

Access

The primary access to the properties will be from the front of the properties along The existing property is accessible on foot or by bicycle directly from St Margaret's Road. There is also a narrow access passage located between no. 5 and no.7 St Margaret's Street which wraps around the rear of the terraced row of dwellings, providing access to the rear garden areas of each of the dwellings. Access to each of the proposed flats will remain as existing and rights will be conferred to residents of each of the proposed dwellings to utilise the access passage to the rear of the dwellings.

Car Parking

The property also benefits from a garage outbuilding on a slightly detached plot of land to the west of the site as shown on the attached block plan (see also below). This garage allows for off street parking provision for up to 1no. vehicle. The garage is accessed via a designated access road just off the corner of St Margarets Road between Auldbank House and Hyde Estate Agents at no.1 St Margaret's Road.



Site Block Plan showing detached garage outbuilding to the west of the dwelling.

Summary

The subject property is located in a highly accessible location with excellent access to key public transport links and all local amenities and conveniences. The property was historically occupied as two self-contained dwellings and the proposal seeks to reinstate the originally intended layout of the dwellings bringing forward two well laid out dwellings in a highly sustainable location. The proposal is in keeping with the residential nature of the neighbouring properties and this section of St Margaret's Road. Moreover, given the nature of the proposal and the site's proximity to all local conveniences and public transport links, it is considered that the proposed provision of an additional dwelling and increased housing density is entirely appropriate for this location and will contribute towards local housing targets.

The proposal fully respects the architectural features of the existing property and the surrounding area offering limited changes to the scale and appearance of the existing terrace. The proposed new entrance door at the front of no. 9 is a minor addition to the row of terraces and will only reinstate what was originally present.

The proposed development adheres to national and local policies and should be approved accordingly.

We trust that you will find this proposal acceptable and grant approval for the proposal as submitted. Should you require any further information, please do not hesitate to contact us at info@eatownplanning.co.uk or 0330 221 0449.