



281 MIDDLETON ROAD, DESIGN & ACCESS STATEMENT

21.02.2023 -	REV A	-	ISSUED FOR PLANNING
21.05.2023 -	REV B	-	REVISED DOCUMENT

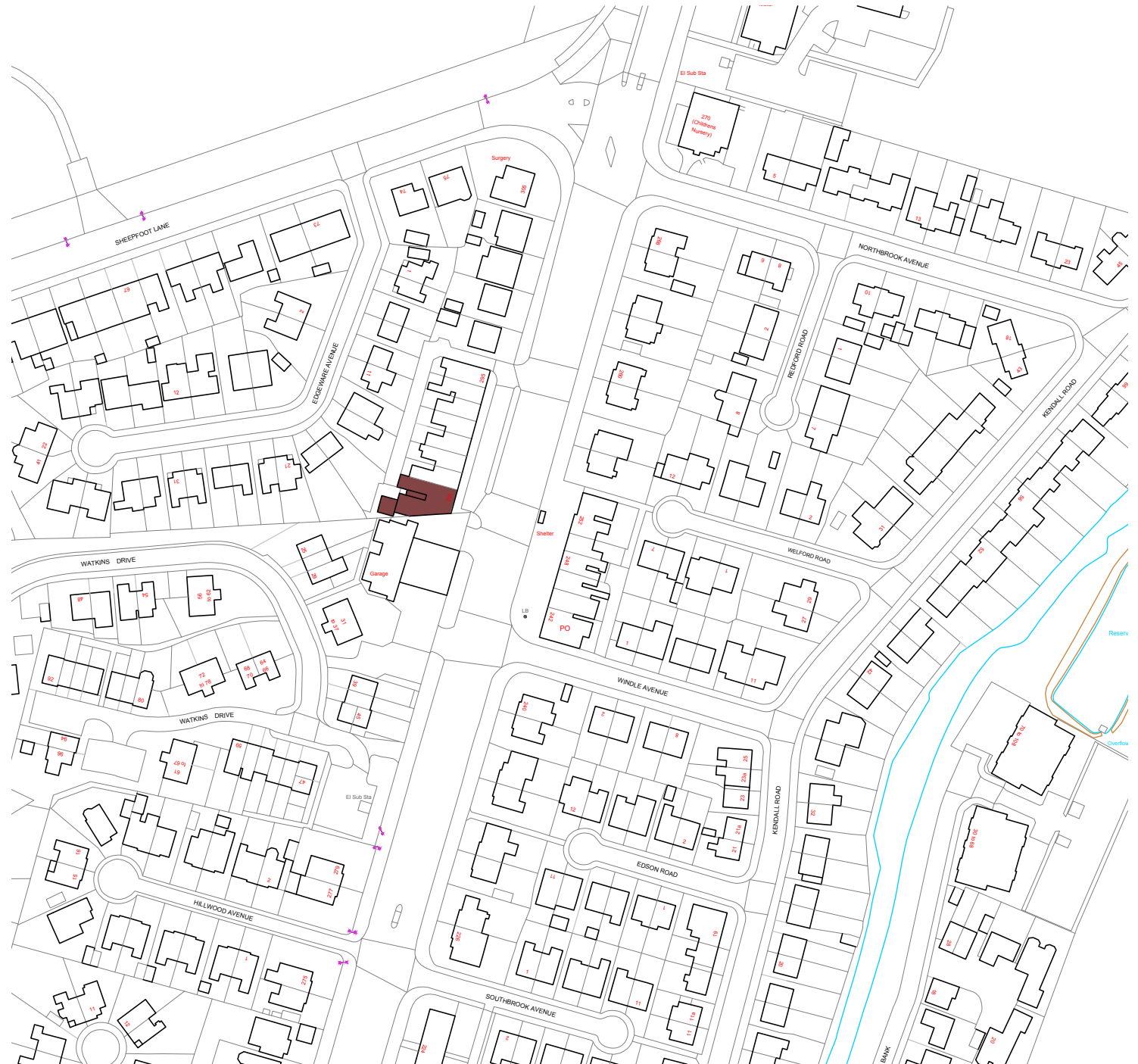
01. INTRODUCTION

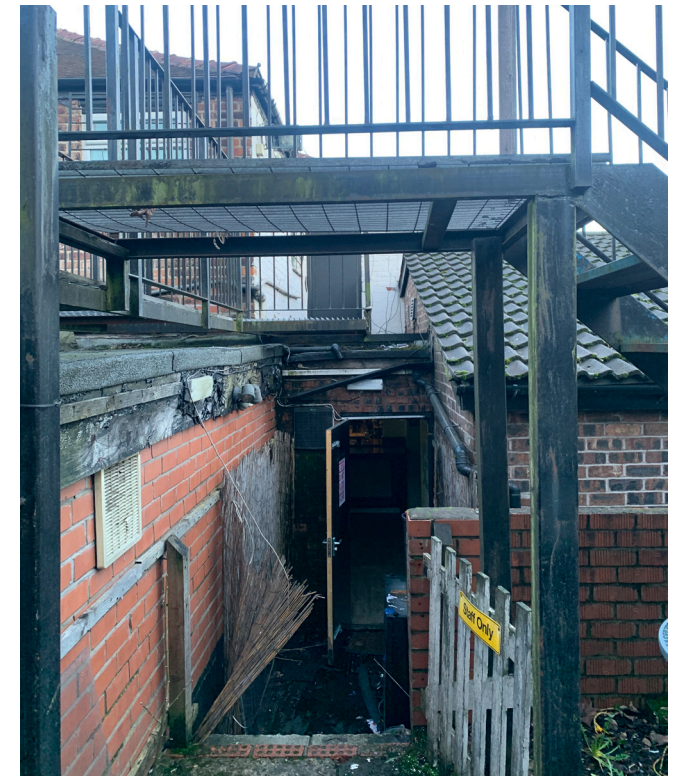
THE SITE / MIDDLETON ROAD

The building is located on Middleton Road on the edge of a row of terraced commercial properties.

The property is well positioned within a main road with convenient access to public transport connections. There are a number of bus stops short distance away from the property.

There are also a number of amenities in very close proximity with the site within a mix of residential and commercial frontages.





THE BUILDING / No. 281

The property is an End-terraced Public House which has had a variety of extensions constructed over the last thirty years.

It comprises an open plan ground floor with Two bedroom flat on the first floor. An extended external staircase has been constructed towards the rear yard which acts a fire exit for the first floor.

02. THE PROPOSAL

The Proposal / Podiatry Clinic / HMO

The proposed works comprise :

- Change of Use of existing public house (Sui Generis) to Podiatry Clinic (Class E(e) on Ground Floor & Four Bedroom HMO to First Floor (Class C4).
- Two storey front, side & rear extension
- Alteration to roof layout for building and outbuilding
- Formation of new first floor access and door at rear with external staircase and render to external elevations

The medical clinic will be restrictive to podiatry clinic.

Special attention has been made to ensure that each bedroom passes the council's HMO guideline while providing spaces which aim at professionals. This will breathe new life into the existing property while respecting the existing property.

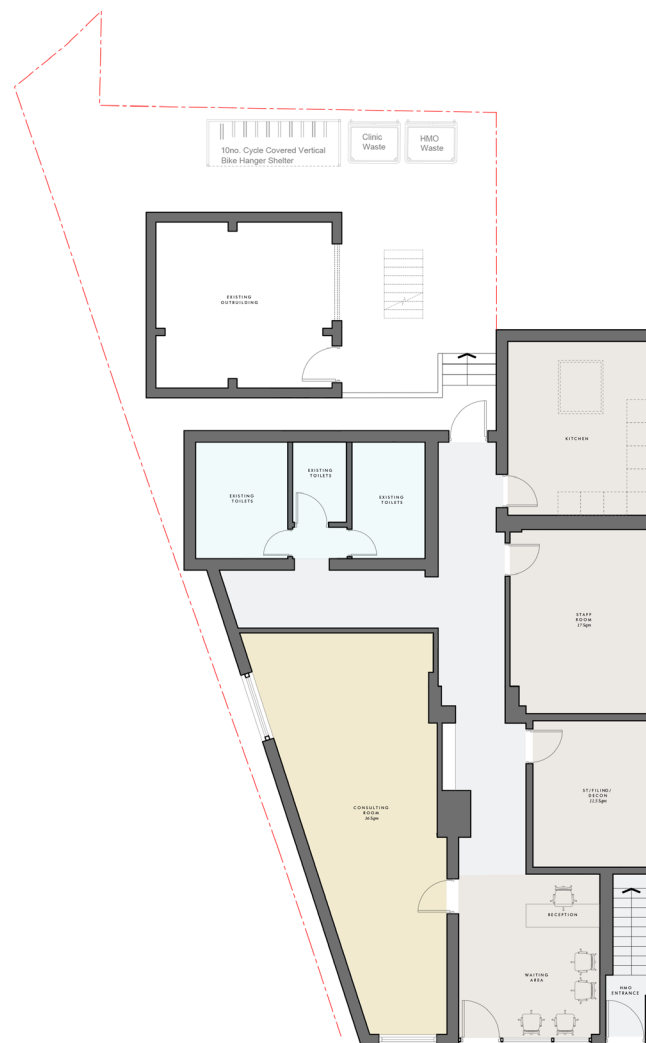
Each bedroom will have its own en-suite with a large shared communal space. Some bedrooms will also be fitted with small counter spaces with a sink to alleviate pressures on the main kitchen.

The proposed extension aims to make the most out of the foot-print due to the irregular plot size.

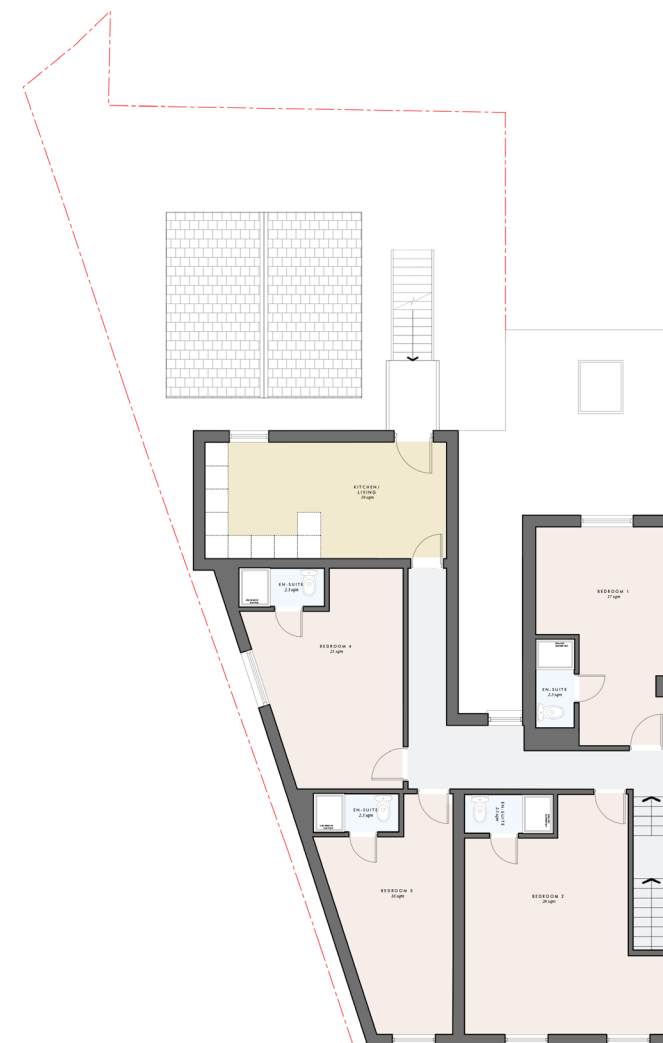
The proposed opening times would be the typical 8:00am-5:30pm for the clinic.

The development will help provide security to the area through the change of use on first floor while also provide a benefit to the local area with the medical clinic. There are a number of on street parking in front of the property, however full attention will be made to encourage cycling.

The proposal will also encase a large covered bike rack on the rear yard/garden space.



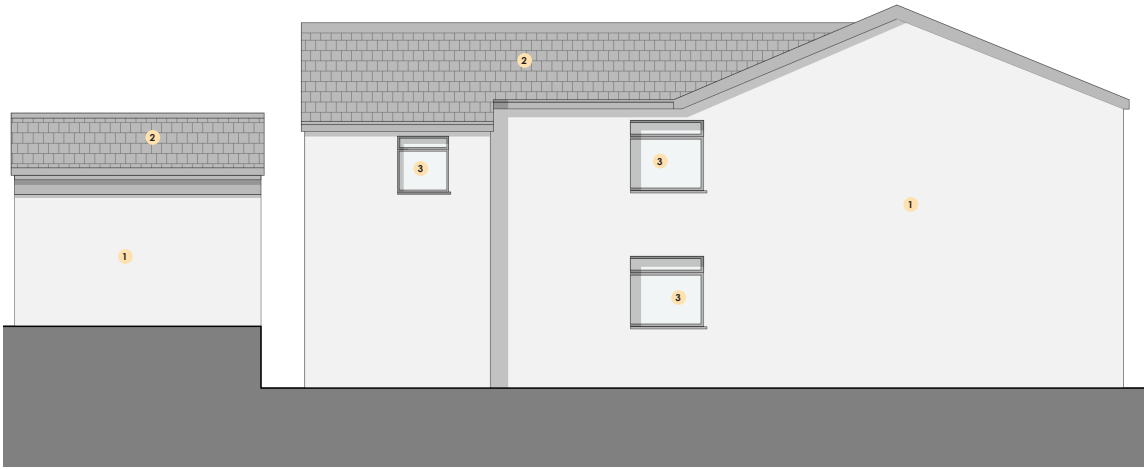
Proposed Ground Floor



Proposed First Floor



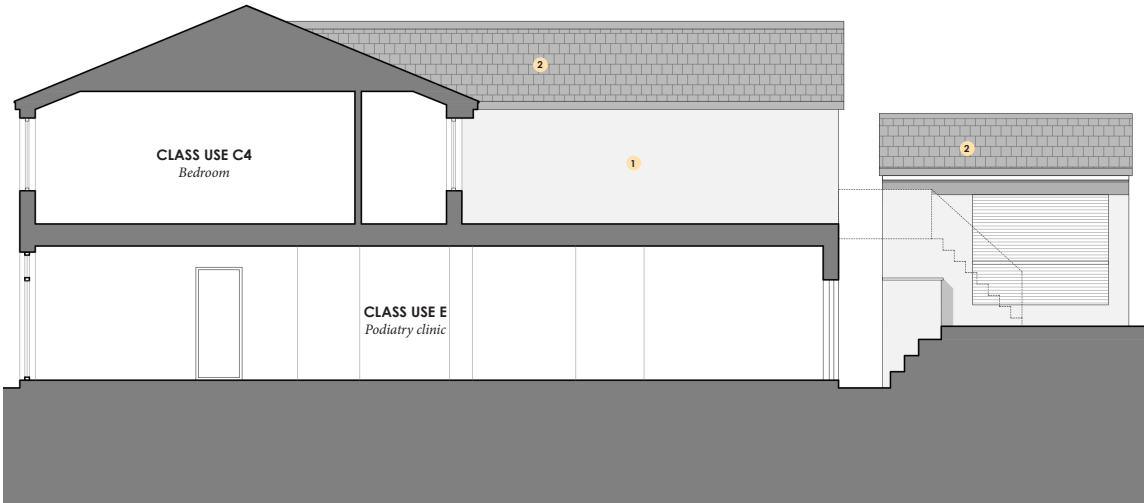
PROPOSED FRONT ELEVATION
1:100 @ A3
0m 1m 3m 5m



PROPOSED SIDE ELEVATION
1:100 @ A3



PROPOSED REAR ELEVATION
1:100 @ A3



PROPOSED SIDE SECTION
1:100 @ A3

HMO PROPOSAL / PRECEDENTS

Below are a series of photos from a recent development from the team which is what the applicants wish to follow.

These are the type of bedroom and spaces that we wish to create for the proposal at Middleton Road Which will aim to create high quality spaces that targets long term tenants/young professionals.



Bedroom



Cinema Room,



Shared Kitchen / Dining Space



Bedroom



Bedroom



Shared Dining / Living Space



S A L E E M
A R C H I T E C T S