



Design & Access Statement for The property known as 21 Rectory Lane by the planning portal but also known as 21 Church St East by the title on the land registry, Radcliffe. M26 2PG

This statement has been prepared to accompany the full planning application for the above address.

The property is a detached dwelling, on Church Street East/Rectory Lane, with the building being split into 2 floors, with the Ground Floor being a former Pharmacy. The first floor is an existing 2 bed flat. The Flat is currently accessed via a rear staircase, with access gained by walking onto one of the 3 single storey outriggers.

The property has a large rear yard, with a rear boundary wall, which shares a boundary with no.16 Cock Clod Street.

The application is to demolish the existing rear single storey outriggers, with new full length rear extension formed, constructed off masonry cavity wall construction, with facing brick to match existing. The extension has a tiled roof, to match the existing main roof.

The access to the existing First Floor flat is now via a new rear door, which is access from a new rear yard area, with new side secure gate, giving the flat its own private garden/yard area. The existing GF to FF stairs is used to access the flat.

The existing GF pharmacy, along with extension, is to be converted into a 7 bed HMO. The existing main front door is to be retained, along with a new rear door, into the separate communal rear garden/yard area. All bedrooms have their own e/s, and are above 10sqm, and share a large communal Kitchen/Dining/Living room. Which leads to a large rear yard/garden area. The rear yard houses a secure cycle storage shed, enough for 6 cycles. With a new gate within the existing boundary wall off Cock Clod Street.

The bins to both GF HMO and existing FF flat are with their own rear yards and be easily taken out to the side on Cock Clod Street.

The existing Ground floor shutters are to be removed, and all windows are to be replaced throughout, which will freshen up the external appearance of the old, tired looking building.

There are also public transport routes within the area, with bus stops on Spring Lane and Church Street West, as well as only a 2 min walk to Radcliffe Tram Station. Radcliffe bus station is only a 5 min walk from the property.

We feel the conversion of the properties GF to a 7 Bed HMO, will not harm the look or feel of the building, and will add more life to the building as a whole.