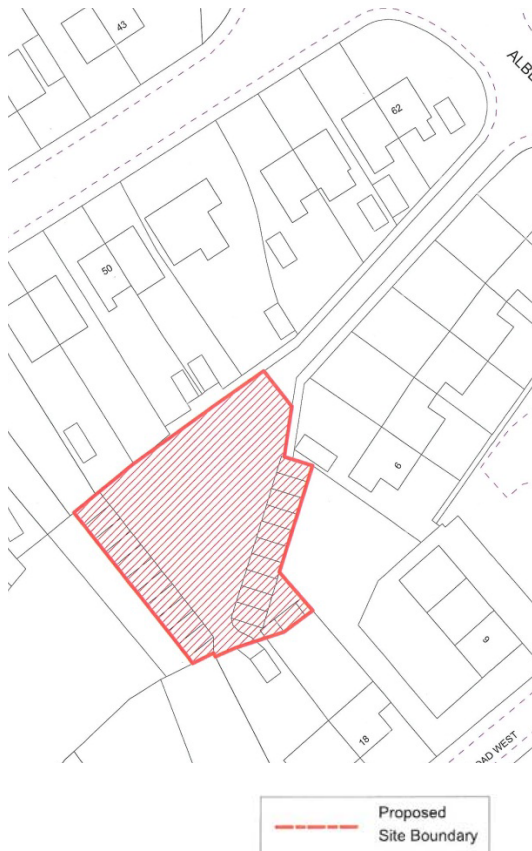


1398 – Site 3 – Albert Street, Biddulph,

Location :- Biddulph, ST8 6DT.



Location Plan



View of Albert Road Garages

The garage court at Albert Road, Biddulph contains a total of 21 garages which have been generally maintained. The site is owned by Moorlands Housing and is being considered for re-development to provide a supported housing scheme providing 4 new affordable units as part of the Ascent Housing Development programme. As this redevelopment will involve the demolition of the existing garages, this summary provides current information on the overall level garage use as well as the effect locally, of the relocated cars from this site if the development proceeds.

Whilst Moorland Housing has full details of all garage tenants, names have not been published within this document for reasons of Privacy etc.



Location of Garage Block (Blue) and Tenant addresses (Red)

As can be seen by the map above, garage tenancy is not restricted to housing immediately adjoining the garage block and is dispersed throughout Biddulph and further afield .

Of the 21 garage units on this site the breakdown is as follows:-

2 garages are effectively void

7 of the tenants are located over 0.5 miles away and as such will not affect the immediate area.

Of the remaining 12 tenants within the immediate vicinity, 5 are rented by tenants who have at least One in curtilage parking space at their existing property.

Of the remaining 7 tenants it is not known whether this use is for the storage of a car as per the terms of the lease or for furniture etc. Assuming for the basis of this report that all 7 have cars that will be displaced the dispersement of these locations around the garage site would suggest that the immediate roads surrounding the site will not suffer a major increase in on street parking as a result of this scheme gaining approval and going ahead.

The proposed units within the scheme will have their own in curtilage parking provision as part of the new development.

A number of houses around the scheme have made access points within the garage court for the purposes of access to rear gardens / private garages. Apart from a couple of isolated access points in the far corner it is proposed to retain as many of these as possible.

Moorlands Housing currently have 5 voids within the Biddulph area which could be offered to those existing tenants who do not have alternate in curtilage parking should they require it.