

Design and Access Statement

Town & Country Planning Act 1990 (and all amendments)

Application for Approval in Principle

PROPOSAL: Development of three new floors on an existing flat roof space.

LOCATION:

HollyHedge Road Post Office

202 HollyHesge Road

Manchester, M22 4QN



Application site. New development comprising 5 floors across the street



Holly Hedge Road view of application site (End of terrace building)



Note Arrangement of buildings on the other side of Holly Hedge Road

APPLICANT:

Mr B. T. Patel
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LPA:

Manchester City Council
Manchester Town Hall
20 Albert Square
Manchester, M2 5RT

AGENT:

J.K.Takon
Bowmann Associates Limited
15 Allhallows Road
London E6 5SZ

SITE:

The application site is a single storey, end of terrace building. It currently occupies a floor area of 72 square metres with a smaller outdoor storage area of 10.5 square metres. The site sits on the eastern side of a row of shops. Other buildings in the terrace include upper floor residential units.

ACCESS:

Access to the new residential units on the upper floor is through the side of the building. Vehicular access remains as is, through Hollyhedge Road. There is no need to create any additional roadways or additional walkways to meet the limited needs arising from the proposed additional residential units.

AMOUNT:

The proposal seeks to use up 100% of the roof space on the first and second floors, with the third floor recessed by 1.5m from the perimeter of the building.

LAYOUT:

Our proposal seeks to reconfigure the layout of the ground floor, to create a larger shopping hall, as well as locate a stair hall and space for the separate storage of domestic as well as commercial waste from the post office and the residential units.

On the upper floors, we seek to locate two, one bedroom flats on the first and second floor, arranged on the street and rear elevations. On the third upper floor, we plan a two bedroom flat recessed from the perimeter of the building. Each flat is self-contained.

APPEARANCE/SCALE:

The height of the building is one floor higher than the existing terrace. This arrangement is similar to an existing terrace of property on the other side of Hollyhedge Road (see photograph above).

Overall, the scale of the proposal is subdued when compared with new developments in the near neighbourhood.

In terms of fenestration, the details will be similar to those in the existing terrace, and the external cladding will be equally similar to existing terrace.