Supporting Statement

For

Change of Use / engineering operations Application from A1 to C3
at

104 Barlow Moor Rd
Didsbury

On Behalf of

Park House Property Managment



MAHE
Architecture

Application Site

The site is situated on 104 Barlow Moor Rd, Didsbury, Manchester. M20 2PN. The building has been used up until December 2017 an off license. The main retail area was to the ground floor with the basement and first floor utilised as storage space. Access to deliveries was via the back entrance, taken off Tripps Mews.

The building takes the form of a two storey, rendered Tudor style terraced property, located in a row of shops with services such as hair dressing, dog grooming etc.

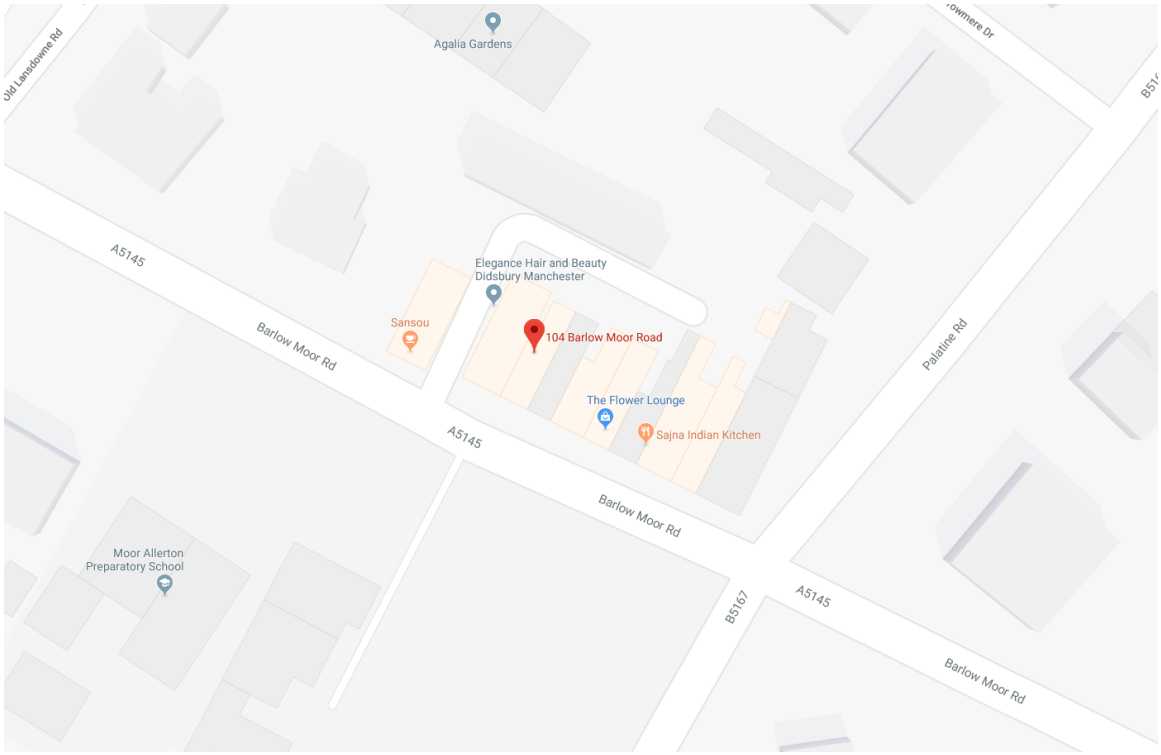
The site is situated in a predominantly residential area, interweaved with local small business and drinking / eating establishments. The building forms part of a terrace of nine properties.

The neighbouring building is a 2 storey dwelling. The neighbouring property is a hair and beauty clinic. Beyond this block, residential and retail and commercial property form Barlow moor Rd .

The property is brick and render construction with a slate roof. The property is spread over 3 floors (basement, ground and first) with access to the property via main retail entrance from Barlow Moor Rd. access to the first floor residential accommodation is via the retail unit. There are no parking spaces offsite associated with the property.



Ariel photograph of site



Location Plan Extract NTS

Planning History

Upon checking the Manchester planning dept. history of the site, an application was made to extend the ground floor of the property (planning ref: 060787/FO/SOUTH2/00). This application was approved in march 2001.

A second application was made for a change of use to D1 dental (planning ref: 119228/FO/2018). This application was approved in May 2018
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Design Considerations

The client has advised that the shop with apartment above is to be refurbished and to be brought back into use as retail.

Currently, the apartment on the first floor is only accessed from the retail unit below.

As part of the refurbishment scheme, the new shop frontage has been designed to incorporate a self contained access to serve the apartment.

In order to achieve this access, a small corridor will be introduced within the retail unit. This equates to approx. 15sqM of lost retail space.

Taking the opportunity to upgrade the frontage from its current 1980's upvc style, the design concept brings in the use of materials that will enhance the street scene and visual impact of the building. Taking architectural features from the surround retails units and the visual impact of he building itself, these features are:-

- red engineering brick plinth course with chamfered top course to the lower section of the elevation
- red engineering brick plinth course with chamfered top course
- painted timber door (grey) to apartment
- read and bead painted (grey) timber boarding, laid vertically to areas where glazing isn't a feature
- illuminated signage on timber backboard

Access

Access to the proposal is via the existing entrance taken from Barlow Moor Rd. The existing shop entrance is to be replaced as previously discussed.

There is a 150mm step leading to the entrance. Whilst disabled access cannot be currently achieved, the proposal is to ensure there is a portable disabled access ramp, similar to shown below, which will allow level access to the proposed surgeries etc stored onsite.



The internal design of the proposal will allow full access to wheel chair users and will also improve the current situation for pedestrian users.

Privacy

Due to the site location and building orientation, there are no privacy issues associated with the application.

In order to minimise any possible implications to the neighbours, construction will be carried out to the satisfaction of the local authority building control inspectors and will be sound tested to ensure sound leakage is reduced to a minimum.

Supporting Documents

779-01.1 Existing Survey

779-02 Proposed Layouy

779-03 Location Plan