

## **805 Stockport Road, Manchester M19 3BS**

Design statement in support of Planning Application (Resubmission of 128893/FO/2021)

1. Access to the 3 flats is from the existing access on Stockport Road
2. The proposed scheme comprises a 1 Bed/1 Person and 1 Bed/2 Person flat at first floor and a 2 Bed/3 Person flat at second floor and are not considered as overdevelopment of the site, being the end unit of the block.
3. The scheme provides for a rear extension over the area of the existing rear flat roof together with a rear dormer to accommodate the proposed second floor flat
4. The internal floor areas of each flat are based on "DCLG Technical Housing Standards-nationally described space standard" March 2015.
5. The scheme utilises the existing internal staircases as means of access to the proposed accommodation.
6. Gated and secure refuse area for the proposed flats is in the rear yard. Access is from the gated rear accessway.
7. A space has been allocated to accommodate the refuse from the Ground Floor Restaurant, not forming part of this application.
8. Provision for an extract flue from the ground floor restaurant is indicated on the drawings, not forming part of the application. Design proposals to re-position/re-route the external extract flue installation can be requested from the tenant by the Landlord.
9. Any external equipment can also be located on the rear yard wall, although has previously confirmed this would not be a requirement for the restaurant operations
10. As stated previously the tenant for the ground floor is solely responsible for obtaining consents to operate as a restaurant.
11. The provision of an internal staircase is not considered necessary and would result in an unsafe area that would not be maintained, egress out of the yard into the gated alleyway should be discouraged and considered an unsafe environment.
12. The proposed rear first floor extension would be constructed in a facing brickwork in sympathy with the original structure.
13. The proposed dormer structure at second floor would be clad in natural slate hanging to break up the mass of the extensions and provide a visual contrast.
14. Two windows are proposed in the gable facing the surgery to provide natural light to the first-floor bathrooms, these will have a minimum height of 1.7m above finished floor level and obscure glazed at a rating of not less than Level 3 of the Pilkington Glass scale. Should these windows be of concern they can be omitted from the scheme.

Richmond Consultants

Issue: 20<sup>th</sup> August 2021 (revised 8<sup>th</sup> September 2021)