

Revision date: 8.9.21

ACCESS STATEMENT FOR PROPOSED DEVELOPMENT AT

A6 CYCLEWAREHOUSE, 752 TO 754 STOCKPORT ROAD, MANCHESTER 12 4GD.

The Amount

The proposal for the Victorian Shops and Living accommodation on first floor above is the conversion of first floor to form two self-contained one-bedroom single flats.

The ground floor will remain as existing shop units.

The design is such that it is aimed at working with the existing floor spaces, with minor extension to rear at ground and first floor.

The Layout

At present the existing structure does not lend itself to be considered as fully accessible to satisfy the guise under **Approved Document M (Building Regulations 2004 as amended)**. This is because to reach first floor is via existing internal staircases.

At ground level the existing shops will remain the same with the additional storage and one new toilet from extension.

Corridor width, greater than that of 900mm and a clear door width on habitable rooms of **750mm** minimum. There are no restrictions in width on the principal entrance to each flat, in that the maximum clear opening that can be achieved at the point of entry is **800mm**. On approach a width between **800mm** and **900mm** is achieved between the restriction of wall and stair.

Access to the first-floor level which is above shops is via existing stairs whose overall widths between wall and handrail measures 800mm wide. The main entrance doors to each flat have a minimum clear opening of **826mm**, with hallways and landing levels having an average width of **850mm** wide. One new toilet will be introduced at ground and first floor level the provision also of two new kitchens and two bathrooms, which utilise the existing drainage system.

Scale

The proposed extension to rear would not affect the height of existing building and is mainly the infilling of projection to give one plain.

Landscaping

The existing landscaping to rear is of hard surfacing (concrete) and there is no proposal to change as part of the overall scheme.

Appearance

The property is constructed of traditional red brick walls with slate, flat roof and small concrete tiles roof to small rear infill extension.

The original windows have been replaced with new plastic double glazed windows to first floor.

New windows within extension will be white plastic double glazed to match front windows.

The ground floor shop frontages have also been replaced with new aluminum windows and doors.

The existing street scene is mainly shop and commercial units, with a park, main high street shops, and bus routes. The residential tenure of the area is mixed with mainly houses with some earlier and more recent flat conversions from the surrounding stock of houses. These conversions have done little to change the appearance of the main street scene along Stockport Road.

Existing Shop Units

The existing shops currently have their own independent access to places of business via front with exit doors at rear to service yard.

As part of proposed change each unit will be separated by a timber fence and gate to rear service yard (as layout on drawing Number BG-100.002)

Flats

The new flats have their own access door (752A&B) at the front of building.

There will be a new access stair from each Kitchens leading down to the rear yard for the disposal and storage of waste.

The area will be defined with new timber fence and gates as laid out on drawing No BG-100-002.

All the above will access to the rear of property for the disposal and storage of waste.

Provision for disposal of waste

Designated waste bin areas are provided for each Shop and Flat at the rear of property.

Each shop unit currently have contracts with waste companies.

Before the completion of Flats application for waste bins will be made to the Local Council in time for occupation by client.

On the days of collection, the relevant bins will be brought to the front of building via existing path and kept in front of Clients shop for emptying (picture attach). This will allow building owner to manage situation and ensure bins are returned to rear storage areas.

Street Scene

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