

(96)001 PL0 - Design & Access Statement

Change of Use from Class E use (Retail) to D1 use (Place of Worship) and Proposed Single Storey Extension at 181 Mauldeth Road, Manchester, M19 1BA

The proposal is to provide a single storey side extension to accommodate shoe racks for users of the building and storage of chairs and basic equipment used by the facility. The proposal also consists of incorporating the existing small retail unit to the front as part of the facilities.

This is a new application very similar to a previous submission (Ref: 104914/FO/2014/S2) which was approved in 2014. The proposal looks to renew the previously approved scheme but with the addition of the retail unit, which is within the ownership of the applicant, to incorporate into the scheme.

The existing retail unit became vacant approx. 4 years ago and the management have found it extremely difficult to find any potential tenant to occupy the shop unit. Therefore, the applicant has decided to incorporate the shop unit into the facilities to form part of the proposed works described below. With the difficult economic situation, it is believed that it will be continue to be difficult to find a tenant during these difficult times hence the decision to integrate the floor area with the Place of Worship.

Currently, the shoe racks are causing considerable obstruction for users entering and leaving the building and has been considered a safety hazard. The existing entrance is narrow, causing a bottleneck particularly during busy periods and has been cause for concerns, especially for the safety of the users of the building. Therefore, relocating the shoe racks and storage to the proposed extension across the yard area would relieve the pressure on the main entrance and allow a more continuous flow whilst users enter and leave the building.

The storage space is proposed for the storage of chairs, tables and other items of furniture. The lack of storage in the existing building is also causing the furniture to be stored in the community spaces, hence creating obstruction for the users. This will all be relocated into the proposed extension as indicated.

Level access is proposed for wheelchair users.

The design proposed forms a simple structure to provide basic cover for users of the building. The roof is proposed to be latex (EPDM) with facing brickwork for the external walls and white uPVC windows. A simple design serving a basic purpose for the facility.

Overall, the facilities proposed as part of this application are totally necessary for the functioning of the building and would like the support of the local authority in approving this application for the benefit of the local community.