

**169 DICKENSON ROAD,
MANCHESTER M13 0YN**

**PROPOSED LOFT CONVERSION AND REAR DORMER CONSTRUCTION
TO PROVIDE 2 BEDROOM RESIDENTIAL APARTMENT**

DESIGN AND ACCESS STATEMENT

**Applicant:
SARDAR MOHAMMED (Mr)
65 The Avenue, Sale
Manchester M33 4GA**

8 September 2020

1.0 Introduction

1.1 Description of the proposal.

This statement has been prepared to supplement the planning application comprising:

Retention of ground floor shop No. 169 Dickenson Road, first floor flat No. 169A Dickenson Road and conversion of loft with construction of a rear dormer extension to provide a self-contained 2 bedroom residential apartment.

2.0 Documents

2.1 The following documents have been prepared for support of this application:

1. Existing Floor Plans, drawing numbered 169DR/01, scale 1:100 A3 paper size
2. Proposed Floor Plans, drawing numbered 169DR/02 scale 1:100 A3 paper size
3. Proposed Flank Elevations, drawing numbered 169DR/03 scale 1:100 A3 paper size
4. Location Plan (OS Map), drawing numbered 169DR/SP01, scale 1:250 A4 paper size
5. Site Plan, drawing numbered 169/SP02, scale 1:500 A3 paper size
6. Design and Access Statement

3.0 The Site

3.1 The site is located within the Rusholme Ward in Manchester, where it comprises of a mix of residential and non-residential properties.

3.2 The development site, namely Nos. 169/169A Dickenson Road, Manchester M13 0YN, comprise of an existing 2 storey building in the middle of a row of shop buildings and having residential accommodation above the shops.

The ground floor premises are currently used as a carpet retail shop and has its own entrance off Dickenson Road frontage.

The first floor is a 2 bedroom apartment, currently vacant and will shortly be undergoing refurbishment works. The access to the first floor apartment is via an independent front entrance off Dickenson Road frontage and is compartmentally

separated from the ground floor shop.

4.0 The Proposed Development

- 4.1 Retention of ground floor shop as existing on-going business concern.
- 4.2 It is propose to convert the loft space and the construction of a rear dormer extension to provide a new 2-bedroom self-contained apartment with a compartmented staircase access from the first floor level upto the loft floor level. The entrance access at Dickenson Road frontage upto the first floor level will be shared by both the first floor and loft floor apartment occupiers.
- 4.3 The first floor apartment will undergo a re-modelling exercise to improve the accommodation layout with due consideration to accommodate a compartmented staircase access upto the loft floor apartment. The first floor apartment will also be subject to an improvement/refurbishment program to bring the premises to a modern day living accommodation standards.
- 4.4 The proposed loft conversion with dormer extension and the improvement/refurbishment works for the first floor apartments are indicatively shown in the proposed floor plans and elevations drawings accompanying this application.

5.0 Access, Waste disposal and Means of Escape:

Public Transport

- 5.1 There are well established public transport links to the City Centre and nearby Education and Health Premises by bus.

Pedestrian Access

- 5.2 Access for pedestrians within the locality is readily enabled by the walkway pavement network.

Vehicular Parking

- 5.3 On street vehicular parking exist in the locality. There are off-road parking spaces available at the front of the row of shops on a first come first serve basis.

Means of Escape

- 5.4 The means of escape for the occupants of the existing first floor and the new loft floor apartments will be subject to Building Regulations compliance, indicatively

shown in the proposed floor plans.

Waste disposal

- 5.5 General and recycle waste bins (Council issue) will be placed in the gated alleyway by the premises. Disposal of the waste will be carried out by the Local Council's Refuse Collection Services on assigned collection days.

The apartment occupiers are responsible for disposing of their own waste generated into the bins provided for them, for bringing the bins out and place them by the gate during collection day and to put the bins back in its designated locations after emptying.

Waste collection dates and times are set by the Local Council's Refuse Collection Services.

6.0 Conclusion:

- 6.1 The Applicant considers the proposed works fully addresses all relevant Authorities' requirements.
- 6.2 The Applicant is of the opinion that planning permission is granted for the loft conversion and dormer extension to provide a new 2 bedroom self-contained apartment, such type of development having being granted planning permission are evident for several of the shop buildings on the same row and street.