

Land, shops and flats at 63 Riverdale Road, Blackley, M9 8UJ

John Flinn <[REDACTED]>

Thu 04/03/2021 13:03

To: John Flinn <[REDACTED]>

DESIGN AND ACCESS STATEMENT FOR PLANNING APPLICATION

1.00 GENERAL

The purpose of this statement is to support the above Planning Application for an extension to the shop known as 63 Riverdale Road and to build 2 2bed flats over. This statement must be read in conjunction with the drawing and Access statement.

2.00 PLANNING

This block of 4 ground floor retail shops and 2 floors of one bed flats over (8 Total) was built some years ago, probably in the mid to late 1980's. It was sold to the present owner, some 8 years ago. He has improved the flats and extended his shop into a side stores. He has put in front ramps for the disabled and one of the shops is now a hot food takeaway, pizza shop. The frontage remains open and is used for shop parking. The land at the end which is accessed at the rear gives open parking for residents and rear access to all the shops for deliveries. The proposal does not conflict with land use or designation under Planning Law.

3.00 SITE DESCRIPTION

The site is already developed with a combination of 2 levels of residential 1 bed flats (8 total) over 4 retail shops. The flats are accessed from a designated stairs next to the car park and both levels have an open balcony to the front doors. The top level has a glass covered roof for some weather protection. The surround to the building is open areas. The east gable faces a gap towards playing fields. The front has a tarmacked area and Riverdale Road. The rear has an access, lean to stores and a residential open area and blank gables. The west is the existing car park. Generally, the site is level and such proposed extensions will follow the existing perimeter walls and will occupy the green area to the east. There is adequate tarmacked car area to accommodate extra cars. This area is not a high car ownership area.

4.00 THE DESIGN

There are some details of the original which could make this block older than the 1980's, as this deck access type of unit was favoured at that time, but not now. However, such details as concrete window surrounds, asphalted balcony access and the style of stair well, all lead to a 70's or 80's basic design. The proposed will copy the details and the colour of brick and run through with the headers to the rear. The use of render will add to the overall and upvc grey windows and modern insulation levels will be used. The pitch roof and concrete tiles will follow through. The same balcony access and stairs will be used. The whole is intended to fit harmoniously with the existing.

ACCESS STATEMENT

This statement must be read with the above and the scheme drawings.

1.00 EXISTING SITE

The existing already has established patterns of access and movement. There is no requirement to alter these in any way.

The enlarged shop will still be accessed from no 63 at the front. The deliveries will still take place from the rear. The flats will park in the designated parking area, and pedestrian access to the stairs will remain.

2.00 PROPOSED SITE

The existing stair will remain, the access at the rear will remain. There is no alteration intended with front or rear access - all of which are in the applicant's ownership.

Davenport and Flinn
March 2021