DESIGN AND ACCESS STATEMENT

Proposal: CHANGE OF USE FROM A1 SHOPS TO TWO NO. ONE BEDROOM DWELLING HOUSES

Address: 64 WOODLAND ROAD, MANCHESTER, M18 7JE

Date: 02/02/2021

The Property
The building is a mid-terraced house currently used as a shop (A1) but was originally a dwelling house. The new owners intend to change the building's use into two separate one bedroom dwelling, as shown in the Architectural drawings submitted with this application.

Layout
The internal floor layout shall be minimally changed to integrate the new conversions. Hence, some existing partition wall shall be put up to create the floor layout as seen in the attached proposed designs.

Materials
The materials to be used in the conversions shall match the existing building's materials. uPVC windows and door (at the rear) shall be installed and made good.

Access
The front access shall remain the same and unchanged from woodland road. However, upon entry, the dwellings will have their separate entrance and exit to the back area (as seen in the plans).

Cycle area
The rear back garden will be the designated cycle area with cycle chain rail for residents to secure their bicycles.

Flood risk
This property is located in Flood Zone 1, an area with a low probability of flooding. Therefore, does not require a flood risk assessment.

Landscaping
No landscaping is required.

Effect on, and appearance of the property:
The proposals will have a negligible effect on the original features of the Property and will seek to enhance it by adding more internal space with the loft and cellar conversions. The existing building features including materials, colour, and appearance will be maintained at all times. All work will be undertaken to a high standard with attention to detail and with the aim to ensure original features are maintained and enhanced.

If you require further information or clarification, please do not hesitate to contact me.

I look forward to hearing from you.

Dr Kanadi Jagafa
Snr QS and PM
Mason and Marlowe Ltd