

DESIGN AND ACCESS STATEMENT

**711 Stockport Road, Levenshulme M19 3AG
Proposed New Shop Front, New Front entrance To New Upper Floor Flats, Shop
Refurbishment and New Ground Floor Shop Extension. New Loft Conversion to
Works to Form 2no Upper Floor Flats
For Move Direct Ltd**

GENERAL

Site History and Background

The site of approximately 66q m is an existing vacant shop with an upper floor
The building is approximately 100 years old and constructed in brick beneath a slated roof
Planning application ref 127169 of similar design was withdrawn 20/01/21
There is no other known relevant planning history

Environs

The site presently is currently a shop with first floor flat over accessed from the front and
constructed in brickwork beneath a slated roof and is in need of urgent refurbishment
The premises is at the north end of the Levenshulme varied commercial shopping area
close to the corner with Matthews Lane
The property can also be accessed from the rear passage to the bins area

Security by Design

The site is secure to front but insecure to the back
A new disabled toilet facility will be provided in the office to comply with DAA
requirements. Level access cannot be provided to both the office unit and new flats

The Scheme and Proposal

The scheme is to extend the existing ground floor at the rear to and construct a loft
conversion with dormer to the upper floor unit to allow for two two-storey self-contained
flats to be formed
These proposals together with a new shopfront and front entrance to the flats will include the
final refurbishment of the whole rear of the site

Flat Facilities

Each flat will have its own dedicated front entrance, the first floor flat of 2no bedrooms have
an area 40sq m with the second floor being a studio flat of area 36sq m and designed to
comply with current planning requirements for areas of usage

Car Parking

There are no car parking facilities to the site so we have included for 2no cycle spaces to be formed at the rear of the premises

Waste Management

A new managed waste management strategy will be introduced to include separate area for the flats and using managed 1no Eurobins all located at the rear

Landscaping

There is an existing hard standing to the front and rear of the premises

Conclusion

We are of the opinion that these proposals will enhance the property and the surrounding environment to the benefit of all parties concerned