

Application 128763/FO/2020

Dear Planning Officer

This document is drafted in response to message received on 30th Dec 2020 which stated,

“Further to the form received on 14 December 2020, please provide a more accurate description of the proposed extension. Also confirm if a new shop front is proposed, together with details of any roller shutters.”?

This document responds to requested information. Kindly note this document should be read in conjunction with all other drawings and information submitted as part of the planning application and subsequent correspondence.

Contents

1. “PROVIDE A MORE ACCURATE DESCRIPTION OF THE PROPOSED EXTENSION”	3
1.1 Existing Floor Plan	3
1.2. Proposed Floor Plan	4
1.3. Existing Front Elevation.....	4
1.4. Proposed Front Elevation.....	5
1.5. Existing Side Elevation from Kevin Street	5
1.6. Proposed Side Elevation – From Kevin Street.....	6
1.7. Proposed Rear Elevation – Behind Fence	7
1.8. Proposed Rear Elevation – Showing Waste Storage Areas.....	8
1.9. Proposed Side Elevation – View from Kevin Street Behind Fence.....	8
1.10. Proposed Side Elevation – From 1048 Stockport Road (No Change).....	9
1.11. Roof Plan and Bin Route to Street	9
2. “Confirm if a new shop front is proposed, together with details of any roller shutters”	11
2.1. Shop Front Details.....	11
2.2. Shop Front Specifications.....	12
2.3. Shop Front – Key Design Considerations	13
3. General Site Context	13
3.1. Existing Site Condition 1046 Stockport Road.....	14
4. Previous Planning Applications	15
5. The Refurbishment Proposal	16
5.1 The Scheme Design	16
5.2 Design Principles	16

5.3 Scale and Massing	16
5.4 Materials	16
5.5 Neighbouring Public Spaces	16
5.6 Impacts on Characters of the Area, Views and Vistas in the Area	16
5.7 Amenity of Users and of Neighbouring Properties	16
6. Movement in and around the Site	16
6.1 Approaching the Building	16
6.2 Proposed Entrance to the Building	16
6.3 Facilities within the Building	17
7. Disability Access	17
8. Parking	17
9. Conclusion	17

1. "PROVIDE A MORE ACCURATE DESCRIPTION OF THE PROPOSED EXTENSION"

1.1 Existing Floor Plan



Figure 1: Existing Floor Plan

1.2. Proposed Floor Plan



1.3. Existing Front Elevation

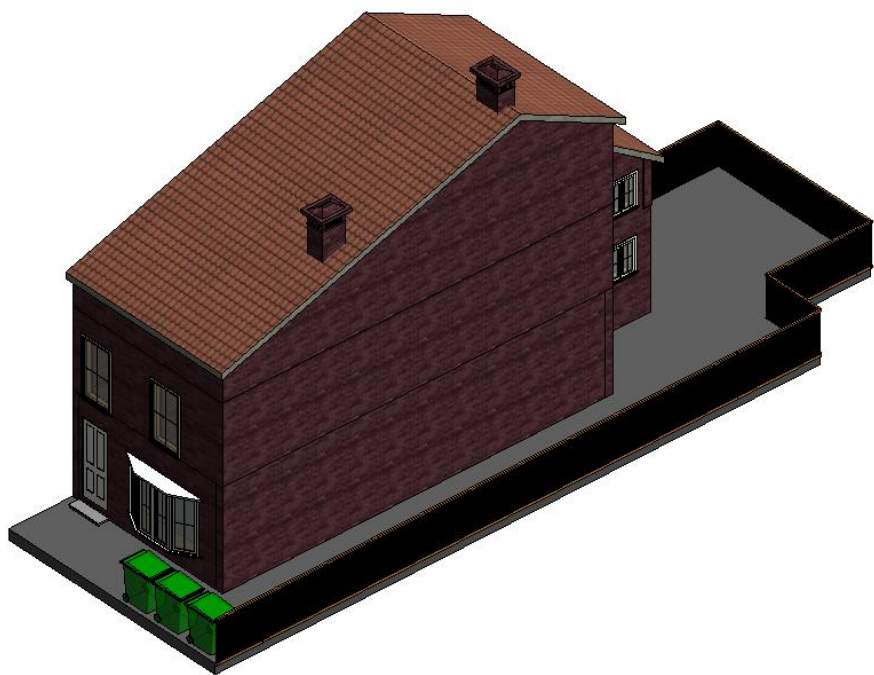


Figure 2: Existing Front Elevation



Figure 3: Existing Front Elevation – Street View

1.4. Proposed Front Elevation

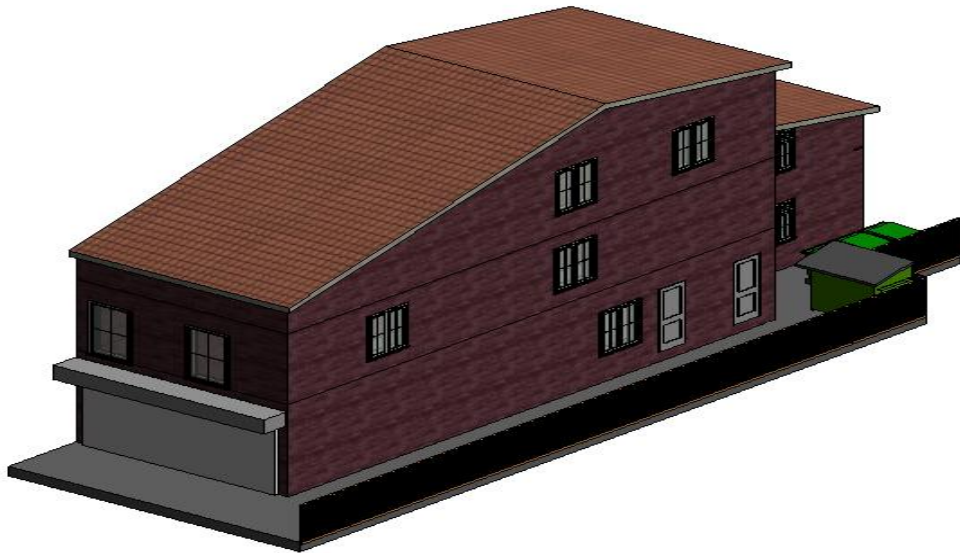


Figure 4: Proposed Front Elevation

1.5. Existing Side Elevation from Kevin Street

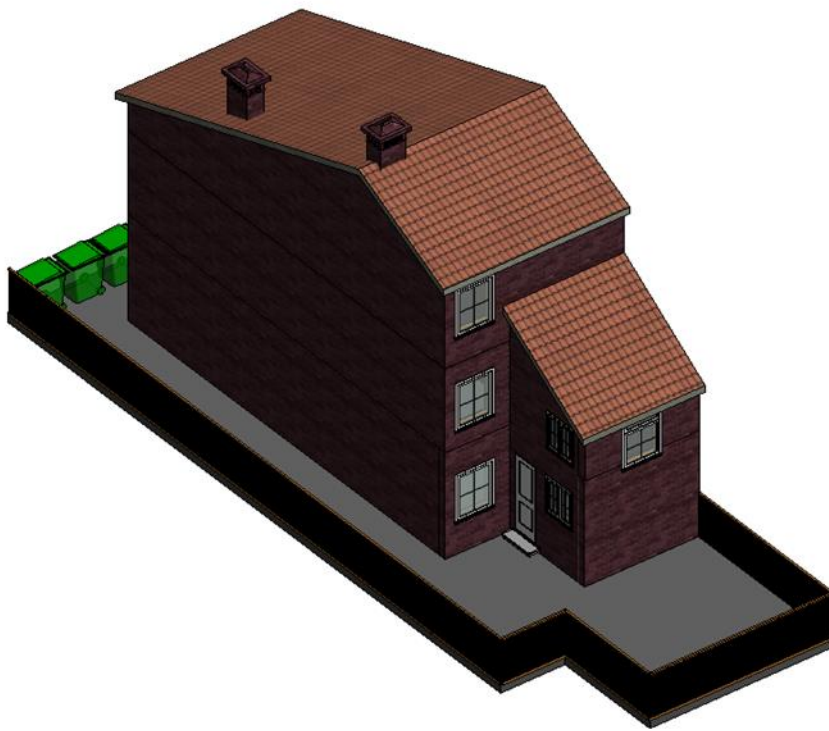


Figure 5: Existing side elevation (From Kevin Street)

1.6. Proposed Side Elevation – From Kevin Street



Figure 6: Proposed Side Elevation – From Kevin Street

1.7. Proposed Rear Elevation – Behind Fence



1.8. Proposed Rear Elevation – Showing Waste Storage Areas



1.9. Proposed Side Elevation – View from Kevin Street Behind Fence



1.10. Proposed Side Elevation – From 1048 Stockport Road (No Change)

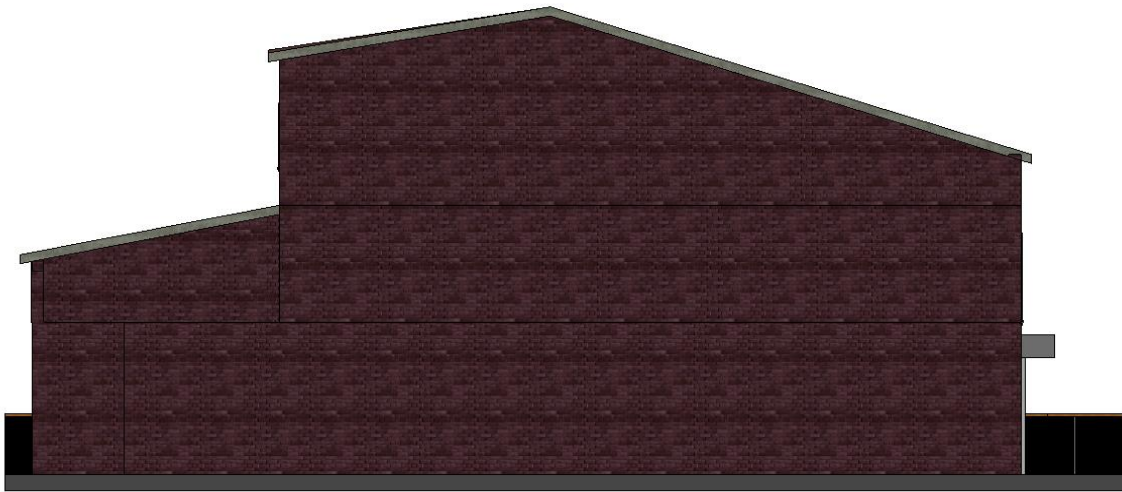
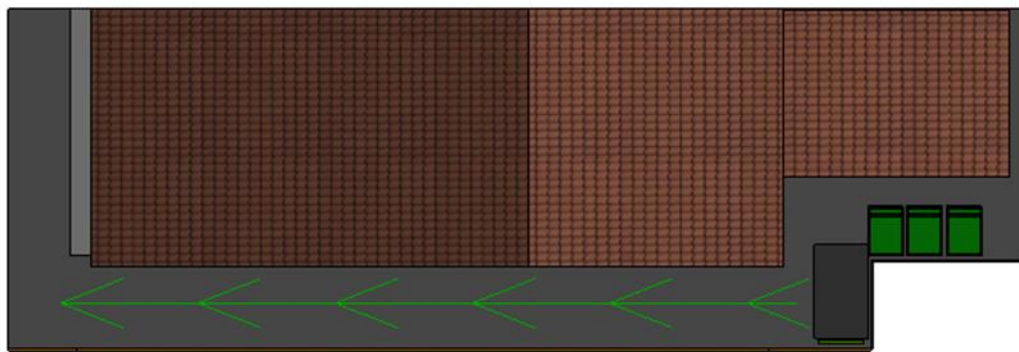
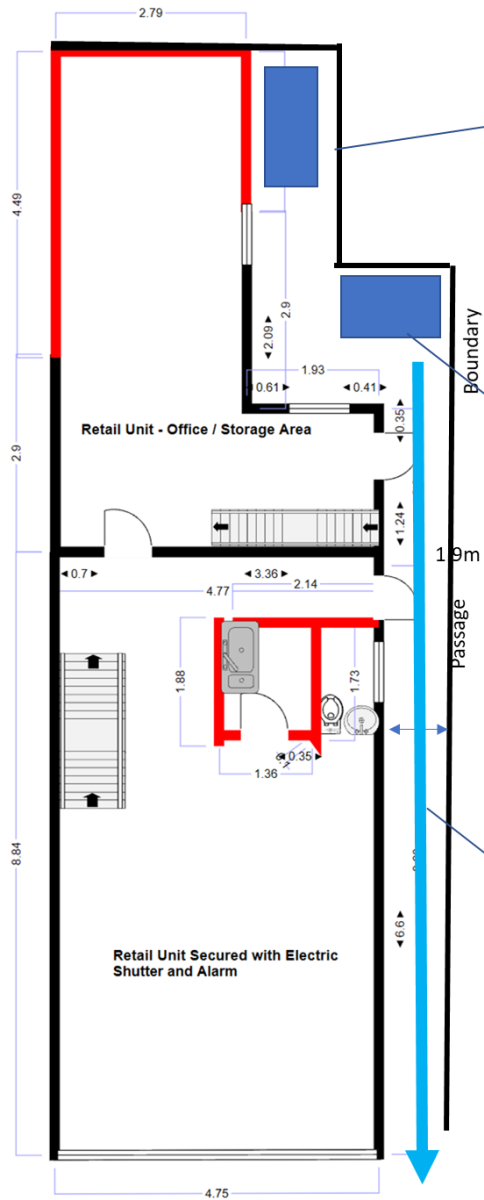


Figure 7: No change in side elevation from 1048 Stockport Road

1.11. Roof Plan and Bin Route to Street





Residential Waste Storage Unit (0.75m * 2.3 m)

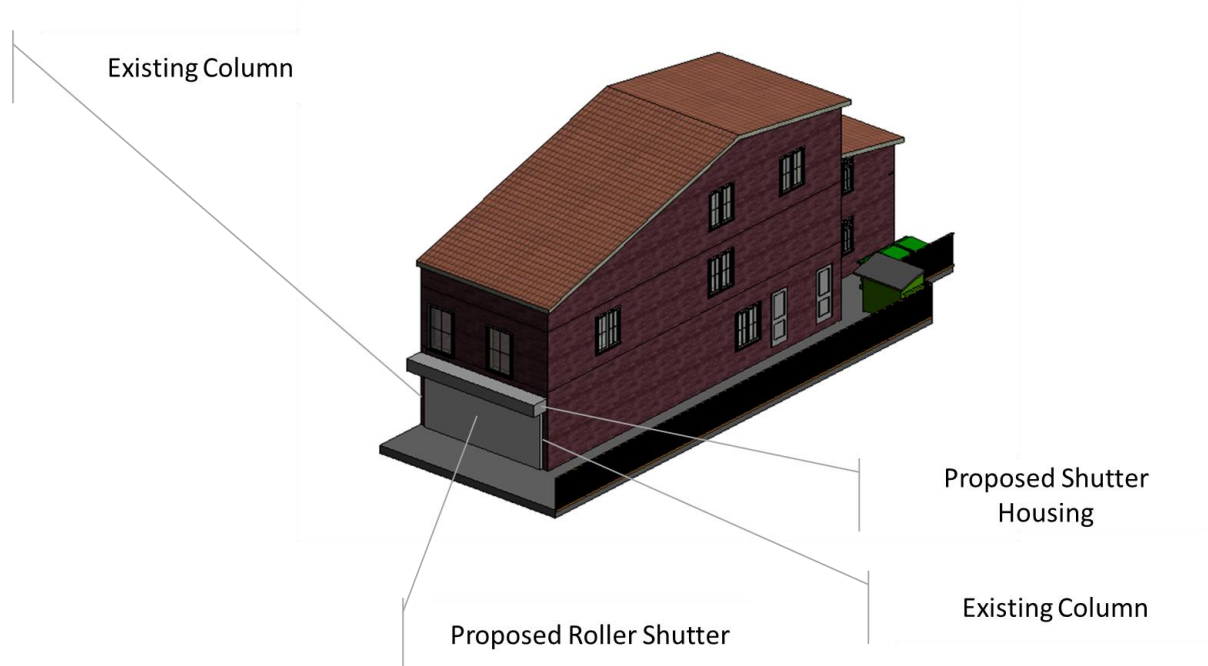
Retail Unit Bin Storage Unit (2.3 m * 0.75 m)

Bins route to Kerb through 1.9 metre wide alleyway

Ground Floor - Proposed Plan

2. “Confirm if a new shop front is proposed, together with details of any roller shutters”

2.1. Shop Front Details



2.2. Shop Front Specifications

Shopfront Protection from SLS



Heavy-Duty Aluminium Lath

Heavy-duty aluminium section:

Extruded section selected for strength, (*More sophisticated than galvanised*)

Lath can be punched to 'brick-bond' or 'in-line' pattern.

Punchings can be single punched - 156 x 45mm or double punched 260 x 45mm.

Single punched

45-50% vision through

Double punched

55-65% vision through

Aluminium section details

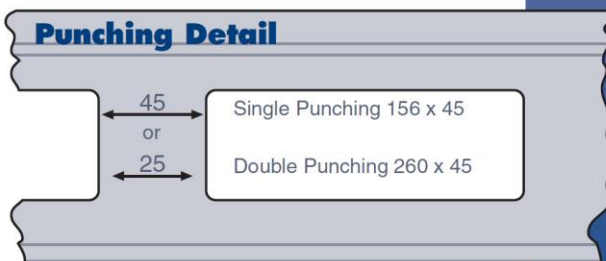
89mm deep x 2mm extruded section giving greater strength than galvanised lath.

Application:

Suitable for all High Street, Shopping Malls can be used on openings up to 8 meters wide.

Punched lath can have polycarbonate glazing strips (Lexan) inserted behind lath section.

Punching Detail



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SLS

Figure 8: Proposed Shopfront Details

2.3. Shop Front – Key Design Considerations

- Provide composite aluminium back panel with LED lighting located on panel behind new signage secured as required to aluminium frame
- Electrically operated roller shutters using suggested 75mm * 0.9mm galvanised solid/perforated lath, 64 mm deep side guides and mild steel posts.
- Shutters to have full width canopies
- Electrical operation will be powered by 240-volt tube motor activated by 1No. coded remote control complete with 4No. handsets and 1No. key switch
- Roller shutters will have tube motors with safety braking system fitted to confirm EC Directive DIN, EN12604, 12605 and GS-BE-04.
- Shutter motors fitted with manual override system to be used in event of power failure
- Every effort will be made to ensure proposed work will have no negative impact on overall area
- The entrance will retain existing building width, to give good access to all customers including disabled.
- Shop entrance is ramped but only minimal, which will not affect any access.
- The roller shutters will not protrude past the line of the shop and every effort will be made to conceal the housing so as not to be prominently visible from Stockport Road and will cause minimum impact on the appearance of the shop. There will be perforated/open slats to further enhance the appearance. We are not bringing the shop front forward, which would have been incongruous to the rest of the line
- of shops/area. The concealed roller shutter would be in line with rest of the shops in the area.

3. General Site Context

Property is located on main A6 Stockport Road, which is a busy access route to Manchester City Centre.

1046 Stockport Road is in a thriving suburb and boasts an array of trendy independent shops, bars and eateries. There are nearby popular local markets and historic antiques village, on the opposite side of the road. Next to 1046 Stockport Road, there are a variety of businesses including supermarkets, estate agents, café, solicitors and accountants.

There are frequent buses to and from city centre and the site is near Levenshulme train station.



Figure 9: 1046 Stockport Road is indicated in red borderline. Shops next to 1046 Stockport Road



Figure 10: Retail units on opposite side of 1046 Stockport Road

3.1. Existing Site Condition 1046 Stockport Road

Property is in a derelict condition for over 5 years with no other proposals made to improve dwelling. Poor maintenance, outgrowth and derelict condition of existing property impacts on surrounding thriving market environment and surrounding commercial properties.

Current owner has recently purchased the property. Objective of proposed application is to reconfigure, renovate and redevelop the property to bring it back to life and provide a better environment for neighbouring properties.

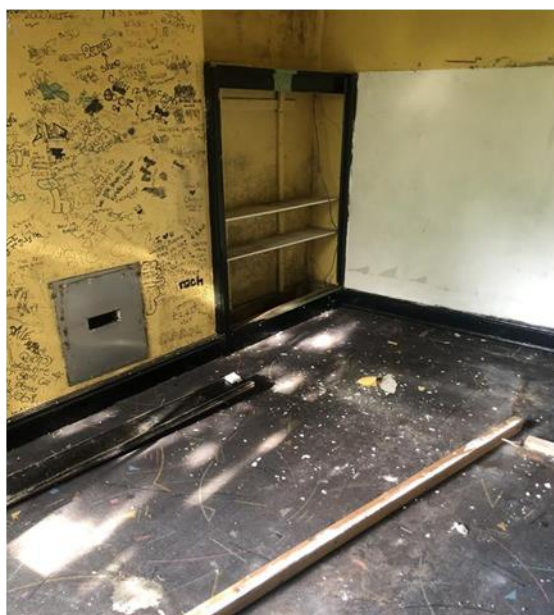


Figure 11: 1046 Stockport Road – Existing Condition

4. Previous Planning Applications

Previous record searches indicate property was given permission for change of dwelling house to office use. Current developer wants to change ground floor to A1 retail use.

Previous Applications:

- 1046 Stockport Road: Application Ref:048490/fu/centl3/95; Proposal: Change of Dwelling House to Office Use; Status: Approved ; Dated: 17th Oct, 1995
- 1046 Stockport Road, Manchester, M19 3WX; Appeal Ref: APP/B4215/W/18/3196589 ; construction of a single storey office building at 1046 Stockport Road, Manchester, M19 3WX: Status: Approved Dated: 20th June 2018

5. The Refurbishment Proposal

5.1 The Scheme Design

The proposal is to convert and subdivide the property into 1 shop at G/F and 2 flats on 1/F and 2/F. Retail unit will be secured by electric shutter and alarm. Retail unit will include a kitchen and W.C.

5.2 Design Principles

The proposal has been designed to have a high-quality appearance. Owner/Developer is an experienced construction contractor, having completed numerous projects in the local area. Under proposed development, the ground floor at 1046 Stockport Road will be used as shop, creating attractive frontage consistent with the usage of surrounding buildings.

1046 Stockport Road is on a predominantly brick terraced style road. Construction work will emulate existing style. The elevation fit in with adjacent retail outlets and will use materials in keeping with the surrounding, using brick and slate coloured roofing materials. Existing building will be upgraded to achieve high EPC rating.

5.3 Scale and Massing

Majority of the proposed works will be internal, except rear extension and provision of access to flats from rear of the property.

5.4 Materials

Materials used will be selected to match the existing as far as practicable. External works on front elevation include placement of new shop front. Back elevation work include rear extension and provision of side access to 1/F and 2/F with good lighting and security cameras fitted around the building.

5.5 Neighbouring Public Spaces

The proposal has been designed to minimise any impact on the neighbouring properties, both within design, construction and operations.

5.6 Impacts on Characters of the Area, Views and Vistas in the Area

This proposal will improve the character of the area, consistent with current views.

5.7 Amenity of Users and of Neighbouring Properties

Within the design, consideration has been made to avoid any adverse effects on the amenity of neighbouring properties.

6. Movement in and around the Site

6.1 Approaching the Building

The principal façade of the premises is located on Stockport Road. The building will be approached from Stockport Road for access to the shop and further along the side of the building to access flats.

6.2 Proposed Entrance to the Building

Retail unit will have its own direct access from Stockport Road.

6.3 Facilities within the Building

There will be adequate facilities provided in the shop to accommodate for disabled users.

7. Disability Access

As part of proposed refurb, the aim will be to keep the ground floor retail entrance to be 1m wide overall and will not be less than 850mm clear opening. Ground floor corridors will be 1000 mm wide with adequate space to manoeuvre a wheelchair to access the shop floor. Ramped access to ground floor retail unit will be provided.

8. Parking

Parking space available in adjoining streets could be utilised.

9. Conclusion

The design team has carefully worked with the owner to design and produce a scheme which is sensitive to the character of the existing building and the adjoining areas on Stockport Road. We feel that the proposed refurbishment would be a valuable addition to the area, improving the public realm and providing commercial floor space to allow the site to contribute more significantly to the success of the area.

We trust you have the necessary documents for application to be validated and processed. Please do not hesitate to contact us in case you require any further information.

We look forward to hearing from you in due course.