



**Design & Access Statement
(96)001 PL0**

For

**1417 Ashton Old Road
Manchester
M11 1HJ**

(09.07.20)

1. Consultant Details

All correspondence regarding this matter is to be sent to:

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2. Introduction

NADA Architects have been appointed by Mr Irfan Ali to produce this report, which aims to provide information on the existing site and the proposed development works at 1417 Ashton Old Road, Manchester, M11 1HJ. The proposal is to create a further 2no. apartments to the upper floor.

The ground floor is occupied and has been for many years by the applicant as a furniture retail outlet. The first floor is also occupied by tenants within the 4no. apartments as existing. The loft space is vast in size and area and the applicant would like to utilize the potential of this space by creating further apartment units as proposed.

The proposal looks to create quality 2no. two bedroom apartments leading directly off the existing staircore.

The site sits on the very busy road of Ashton Old Road with a large variety of businesses and residents in the area. To the rear are all residential dwellings with numerous terraced dwellings houses on Ashton Old Road too. The proposed site is a detached building which fronts three sides, namely Ashton Old Road, Reginald Street and Gransmoor Road. It is a building of great character in this prominent location.

The overall site area is approximately 0.0659 hectares (659m²).

The existing GIA of the ground floor Commercial Unit is 2970sq.ft (276m²).

The existing GIA of the first floor level overall is 2938sq.ft (273m²).

The proposed GIA of the second floor level is 2486sq.ft (231m²)

The proposed GIA of the second floor apartments are as follows:

Apartment 5 - 1087sq.ft (101m²).

Apartment 6 - 1668sq.ft (155m²).



3. Design Proposal

The building is well suited for this use with the immediate surroundings with a mixture of residential and commercial properties. The loft space also lends itself to conversion, particularly with the vast volume and height within the loft space and the extensive floor area available.

The design proposed looks to maintain the character of the property with only minimal external alterations required as part of the scheme. The main flats entrance and existing staircore accessed via Gransmoor Road will be retained and the staircore will extend leading to the loft floor. The staircase to the loft already exists as the loft is area is currently used as general storage.

The main addition to the design from a design perspective are the small decorative pitched roof dormers facing Ashton Old Road and Reginald Street. The size of the dormers have been kept to a size that is consistent with the lower floor windows and alignment. Aesthetically, we feel this is a great enhancement of the building and its design. Also, the dormers are an original feature that existing on the residential properties east of the site so our proposal is very much consistent with its context by way of scale, massing and size of the proposed dormers.

We also propose to include further skylights to the eastern boundary which are generally accepted in most cases with such developments and conversions.

We would create 2no. large two bedroom apartments with vaulted ceilings which would create a great living environment for future occupants.

Existing bin storage is indicated on the proposed site plans where the yard area accessed via Gransmoor Road is only used for the residents of the flats. The commercial unit has its independent yard access via Reginald Street. The store indicated on the site plans also is used by the flats and can be used as the cycle store with it being an existing covered structure.

There are off street parking space to the forecourt of the commercial unit which are only available for the use of the commercial unit and its customers. There are no off street parking spaces available for the residents of the upper floors. Although, we are aware cycles are used by some of the existing occupants and also Ashton Old Road is a main arterial route into Manchester City centre. Therefore, there are numerous public transport options available of the residents existing and proposed.

5. Conclusion

We would like the support of the local authority for this application as it would:



- Utilise the vast upper floor to create 2no. fantastic apartment units and maximise the space in a characterful manner.
- Use to create much needed quality residential accommodation
- Create more homes in the area assisting with government targets to create more homes.

