

CHANGE OF USE

Proposal: Change of use of a building from Shops (Use Class A1) to Dwellinghouses (Use Class C3)

Address: 70, Woodland Road, Manchester, M187JE

Date: 15/06/2020

The Property

The building is situated on the intersection between Woodland road and Waterhorse road coming in from A57 Hyde road. The building has a large floor area, a kitchen, toilet and a basement, and was last used as a Hair and Nail Salon. It was originally used as a hairdresser salon with two large glass windows at the North and West elevations. The proposed Change of use relates to the ground floor and will incorporate some building works on the main floor as well as to the basement. We have, on good authority that the neighbouring buildings are also Dwellinghouses (Class C3). This proposed use will definitely fit right in with the neighbouring buildings.



Fig. 1: Front Elevation

Proposed Use

With the rising shortages of homes in the UK, this proposal intends to provide more housing to the neighbourhood. The proposal is for the change of use from a Shop (Class A1) to Dwellinghouse (Class C3). The dwelling shall be a one-bedroom apartment (as seen in the Architectural drawings). It shall provide a home for a single professional or a couple. The change of use is compatible with and will preserve the character of the building and its setting will fit right in with the houses next door.

Layout

The front of the building shall remain unchanged and shall serve as access to the resident from Woodland road. Partition wall shall be put up to create the bedroom as seen in the attached proposed designs.

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.

Scale

The scale of the works is minimal being mainly internal alterations such as partition walls and opening for a window.

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 through refurbishment of the internal space. There are no proposals to change the external fabric of the building (except for the opening for a window). The Property will be sympathetically converted whilst respecting the existing building features 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.

Additionally, there will be a minimal impact on the adequate provision of services based on the loss of the building's current use. There are several retail shops in the area especially on Hyde Road that provide similar services.

Access

External access and egress remain as existing from Woodland Road.

