

Design and Access Statement

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Statement for 52/54 Blackley New Road, Blackley, Manchester M9 8 GE

1.00 INTRODUCTION

1.1 This statement is to outline support for the Change of use Planning Application for the change of use of this small corner shop and residential flat over into two residential houses with yards to the rear. This statement must be read in conjunction with the scheme drawings submitted.

1.2 The site is at present a disused retail corner shop with rear outbuildings and and very small yard. There are single start flat roofed extensions to the rear. The side street -- Surrey Street -- runs steeply up the gable taking part of the rear as being below mean floor level. The yard is covered in for security with metal mesh. This may have been to protect access from the rear when the shop was an off licence or when the first floor was -- allegedly -- used for the growing of cannabis. Either way there is no amenity space at present. There is a rear unmade up ginnel that gives access to the rear from Surrey Street. The property opens directly onto Blackley New Road without any garden. Parking is either at the front or on the side road. It is apparent from the first floor plan that these have at one time been two properties. The terraced houses in this row are all the same ending it what must have been a single shop. This has been enlarged to incorporate the adjacent house with a knock through at first floor. The stair was removed and an idiosyncratic stair cobbled into the far dwelling -- see plan.

1.3 This flat over a larger shop is not the norm in this row. Most are 2 and 3 bed terraced houses of the turn of the century with high ceilings and eng brick. The whole terrace follows the curve of the road. There is a small newer estate of houses off Surrey Street, but in general the area is not of quality at all. The view is that of industry and commerce to the south.

2.00 THE DESIGN

2.1 The intent is to return each property to being a house and to reinstate the party wall and insert a new stair with alterations to the existing stair. There is a need to demolish all the single flat roof areas and to form small yards for each house for sitting out and drying. It will also enable each house to store a bicycle in the yard area. The attic room as built will be retained so that each can be a three bed house. Very little window change will occur thus maintaining the street scene.

3.00 ACCESS

- 3.1 There is pavement access to each house and rear yard access for bins etc.
There is very little change to the community element of the proposals.
There is direct bus access to Blackley and beyond.
This is an ideal use for a vacant property with no retail prospects at all.

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