Design and Access Statement

Change of Use of Commercial Property (Retail Shop -A1) into Domestic to form 1 x Studio Flat and 1 x One Bedroom Flat.

Site Address: 574 Wimslow Road Manchester

Post Code: M20 3DB

Prepared by: Sohail Ahmed

Dated: 21-March 2020

1.0 Introduction

This statement is prepared on behalf of Mr. Patel to support his application for permission to make alterations to his commercial property. The proposal is to change the existing use of the retail unit (A1) into domestic. It is suggested to form 1 x one studio flat at the front and 1 x one bedroom flat with a study room at the back with decking.

The local area within which the site is located is in Manchester City Council. The property is situated at 574 Wimslow Road M20 3DB (herein referred to as "the site".)

Currently, the property is being used as a commercial unit, a retail shop, on the ground floor and first floor is being used as domestic purposes. The property is a double storey semi-detached house constructed of brick masonry load bearing walls, with the tiled roof. Like the other properties in the area, the site benefits from a large rear garden with parking space at the front of the building. To add to that, three cars can be parked at the front of the property along with the bin storage at the side.

2.0 Planning History

The search was carried out on Manchester City Council and various applications were made from 1980 to 1987 which are enlisted below.

1- Alteration to shop front to form separate access to living accommodation

Ref. No: 019404 | Validated: Wed 06 Apr 1983

2- First floor extension side and rear of house and shop to form additional living accommodation

Ref. No: 029263 | Validated: Tue 02 Jun 1987

3- Store extension at rear of shop.

Ref. No: 018038 | Validated: Thu 22 Jul 1982

4- Illuminated fascia box sign on front elevation of shop.

Ref. No: F/AD02585 | Validated: Tue 22 Apr 1980

3.0 Proposal

The proposal is to make changes to the existing use of the ground floor of the property. It is being used as a retail shop. Our client would like to create flats instead of the shop. The suggestion is to form 1 x Studio flat at the front and 1 x one bedroom flat with a study room with decking along with cycle storage for the occupants. A large window is designed at the front side for more light and air. Similarly, two double doors are also recommended at the back for more light and air in order to improve the living quality of the users.

Furthermore, the proposal has been designed to respect the form of existing building and neighbourhoods. Moreover, the size of the proposed extension has been kept to a reasonable scale that it causes no adverse effects on the amenity of neighbouring properties. The extension is to be constructed in bricks and blocks, in order to keep the character and integrity of the original building.

4.0 Access

The property benefits a reasonable parking space at the front, for three cars. No changes are proposed to the existing front access.

5.0 Flood Risk

The site is located in flood zone 1 which comes under a low probability of flooding. (Please see the attached report)

6.0 Conversation Area

The site is not located in the conservation area, and it is not a listed building.



Site location map

7.0 Conclusion

We consider that the proposed change of use is in compliance with the aims and objectives of the Local Authority Planning Policy and Planning Guidance, and trust that planning consent should be granted accordingly.