PLANNING AND
BUILDING CONTROL
27 FEB 2017

DESIGN AND ACCESS STATEMENT

Property Address: 4 Albert Road, Levenshulme, Manchester, M19 3PJ

Proposal: Two-storey extension to rear of existing building to form one, two bedroom, self-contained, permanent dwelling and emergency exit route from ground floor offices.

Site Assessment

Context in the Town

The property is situated on the North side of Albert Road, Levenshulme. There are various types of property in the area, ranging from commercial and leisure to residential. There is no on-street parking in this particular part of the town. There is a large car park to the rear of the building accessed via Farm Side Place off Stockport Road. The area is well served by bus routes and Levenshulme Railway Station is almost next door to the property.

Current Land Use

The site is currently occupied by solicitors offices on the ground floor with a separately accessed first floor, previously a residential flat but presently used for document storage.

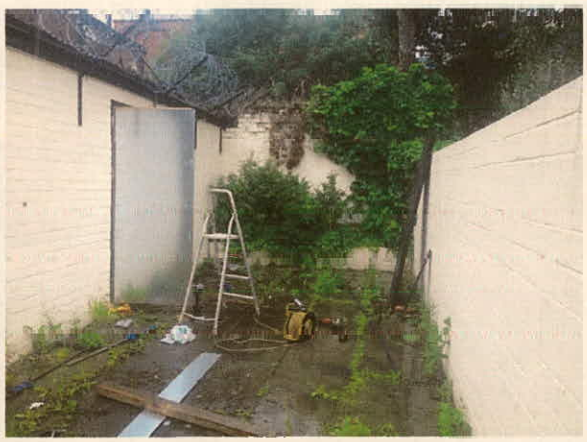
Neighbouring Properties

The adjacent properties consist of a barber's shop with flat above to one side and two semi-detached dwellings to the other side. On the opposite side of the road is a vacant Victorian office building and a drinking establishment.

Proposal

The existing property at ground floor level consists of offices and storage with a large rear yard. The single storey extension to the property houses a kitchen and toilet and a storage space, which is no longer required.





The existing two-storey Victorian Building is built in traditional brick with a slate roof. Window frames and doors are timber.





It is proposed to demolish the rear section of the single storey extension and build a two storey extension to extend to the rear (north) of the property, retaining the yard to the east and part of the yard to the north to provide an amenity area and storage for cycles and bins. Access to the extension would be through this yard and the distance to the street is 20 metres via the side alley. Weather proof, wall mounted LED light fittings will be fixed to the side of the building and to the concrete fence to provide illumination from the street to the entrance to the extension dwelling. The lights will operate by means of photo electric switching

The extension will provide a two storey, two bedroom dwelling. The extension will also include a corridor from the adjacent office and a fenced passage to provide a means of escape to the side alley. The bin store for the offices will be in this passage. There will be no access between offices and dwelling.

The new construction will be built of re-claimed bricks to match the existing and the roof will be slated to match the Victorian roofs on the main building. All windows and doors will be uPVC. The ground floor will be wheelchair accessible, with no change in level between street level and finished floor level of the building. The ground floor W.C. will be equipped for disabled access.

The design, shape and scale of the extension is intended to be a mirror image of the front section of the building but on a smaller scale. This is illustrated in drawing number DDAR 106 on the East Elevation as Proposed.

That is the proposal.

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