Design and Access Statement 84 Church Road Northenden

Background

At present the building is vacant the last use was as a small shop at ground floor level with a self contained bedsit at the rear of the ground storey and a self contained two bedroom flat at first floor level the basement contains services for the accommodation.The flats and shop have separate entrances and there is an external entrance to the cellar which is accessed by the landlord and contains incoming services. There is vehicle access to the rear of the property where there is land for parking in addition the residents have the use of a walled yard area at the rear.

The property has been divided into a shop and flats for over 10 years , council tax records show the the flats and shop have been taxed separately since 1999.

Proposal

This is a revised application following the refusal of application ref099046/FO/2012 which was refused because the change from retail to residential use was against council policies.

It is now proposed to retain the shop at the front of the ground floor , the cellar which is accessed at the side of the premises will be available for storage for the shop. It is proposed to alter the living accommodation to provide two self contained maisonettes .One maisonette will occupy the rear ground floor and part of the first floor , the other will occupy part of the first floor and the existing loft will be altered to provide two bedrooms. A new entrance will be formed to the ground floor dwelling.The first floor maisonette will be accessed via a new external stair which is typical of other properties in the vicinity. As part of the refurbishment improvements will be made to thermal and acoustic insulation to bring the accommodation up to current building regulation standards, solar panels have been installed to the south facing roof (rear) generating electricity for the occupiers.

Amenity space will be provided in the form of a secure yard area to each dwelling, parking is provided at the rear. To increase security for the residents lighting will be installed along the pedestrian and vehicle access routes and new fences will be constructed to enclose the amenity space .

The proposed works create a higher standard of living accommodation and retain the existing retail use meeting the aims of the Core Strategy and National Planning Policy Framework.

Waste Management

The residents of the two flats are provided with a secure yard area at the rear, normal wheelie bins will be provided for the different types of waste, the residents will move these to the back of the footpath on Church Road for collection at the appropriate time.The residents will move the bins to the back of footpath on Church Lane for collection on the appropriate day. A separate refuse container will be provided for the shop.