Design and Access Statement for 38 High Lane, Chorlton, Manchester, M21 9DZ

The existing building was built during Victorian times as a shop with living accommodation over. The shop has not been used for the last five years, and the building has been let as one dwelling.

The building is at the Western end of a terrace of four two storey dwellings having brick elevations and slate roof. There are large shop windows on the ground floor to the South and West elevations, a bay window facing West, and two entrances, one in the centre of the West elevation and the other at the corner of the South and West elevation.

The areas to the front of the property and to the side in front of 38D are finished in tarmac to provide parking. At present there is an external ramp/steps in front of the Shop window on the Western elevation.

Wren Properties own the site emcompassing nos. 38, 38C and 38D High Lane. 38D incorpoates three garages leaving the remainder of the site free for car parking for 38 and 38C.

The site is not subject to flooding as can be seen from the attached abstract from the Environment Agency map.

Proposals:

The proposal includes the retention of the first floor as a flat, and the change of use of the ground floor shop/ living area to a one bedroom flat. This will entail creating a new access to the first floor flat to the right hand side of the South elevation, and the replacement of the two shop fronts with sash windows to match existing. The entrance to the ground floor flat will be via the existing doorway in the centre of the Western elevation.

The new openings are proposed with brick arches over to reflect the design of the existing windows in the terrace.

In order to improve access, it is proposed to demolish the dwarf wall around the external stair/ramp, fill it in, and tarmac to match the rest of the forcourt. This will create two additional parking spaces, as detailed on the site plan.

As the new flat is the convertion of an existing building, there are no alterations proposed to the entrance for disabled access.

In order to increase the security of the new flat, windows will have espagnolette locking, and new external doors will have locks to BS 3621.