PLANNING
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REPLIED
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2B, Rusholme Grove, M14

Design & Access statement.

General. The site at present holds a small vehicle repair shop, built of concrete block and with a corrugated roof. The structure is run-down, unattractive and does nothing to enhance the immediate surroundings. This application proposes the removal of this and the construction of two single-room offices of use class **B1.**
The general construction would be of pre-War style common brick set in black mortar, with a pitched roof finished in plain grey interlocking concrete tile. Although the surrounding properties are of brick of various colours, including the adjoining property which has been painted pink, the choice of materials is conservative to generally reflect the adjacent Victoria Park conservation area. To break up the expanse of the gable-wall brickwork on the east side, we have proposed a small decorative feature of inset brickwork, with a reconstructed stone keystone. The elevation to the west faces on to the adjoining yard and will not be visible from the public area. For security, we have proposed roller shutters to the windows. The boxes for these would be incorporated within the design of the frontage so as not protrude and look unsightly.

Site Layout. The proposed development occupies the whole of the site and we have specifically made no provision for car parking. The reasons for this are threefold; firstly, to provide space for even one vehicle would require the use of a relatively large proportion of the site, taking into account the additional provision for refuse storage. There would also be a road safety issue as the adjacent building is built up to the back of the footpath and would allow no adequate sightline for traffic turning in from Wilmslow Road. Secondly, the site is in a sustainable location, a matter of yards from Wilmslow Road. The Applicant intends to use one of the offices for his own business (at present, he uses a small room at first floor level in the property opposite this site). The other office may be used for mortgage business and both taken together will generate little in the way of public use. Finally, the present building occupies approximately two-thirds of the site area. The remaing open portion of the site at the front is frequently a source of low-level crime and anti-social behaviour, particularly at evenings and weekends. The police have had to attend on numerous occasions on issues involving vandalism, drunkenness, drug-dealing and stolen property. It is accepted that some open space around a development would normally be beneficial and expected. However, in this particular location - a narrow side street off a busy thoroughfare - such a space would encourage crime.

Waste Disposal The applicant owns the adjacent properties to the side and rear, including the small yard on the west side. This is approached by a locked gate on Rusholme Grove

and it is proposed to use this space for the refuse bins pending disposal of the waste. One of the units would have direct access to the space, while the occupier of the other unit would be provided with a key to the gate. (The waste disposal strategy accompanies the application).

Access The floor level of the offices would be at pavement level (i.e. no raised threshold) and the entrance doors would be a minimum of 900 wide clear. There would be a WC in each of the offices.

Opening Hours It is proposed to have usual office hours of 0900 to 1750 Monday to Friday and 0900 to 1300 Saturdays.