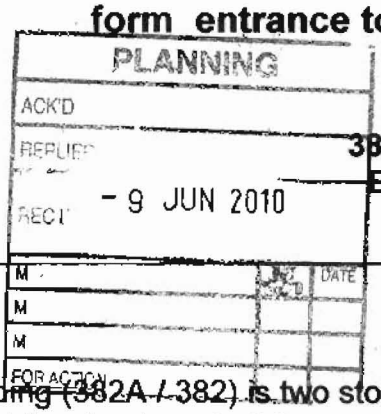
DESIGN & ACCESS STATEMENT

for

Erection of external staircase and alterations to form entrance to first floor accommodation / flat



at

382A / 382 KINGSWAY, BURNAGE, M19 1PL

This building (382A / 382) is two storey (although it does have access to a large roof space) in the middle of a three building terrace (the two other building being No. 380 & 384). The ground floor space is for Retail use (typically "white goods" - sale and repair) and has the address of No. 382 with the upper space for residential use and this has the address of 382A. The building has a right of way access (including for refuge / waste collection) via the rear and side of adjacent property No. 384 (see site plan drawing: CS/05/10/003 and ground floor plan: CS/05/10/004).

The property (382 & 382A) is freehold and has been owned by Ms T Broomhall for the past circa 25 years. Over this period, the ground floor has always been used for Retail purposes but the upper space has been used for personal living space by the owner and rented space but has not been rented for the past six years.

When Ms T Broomhall took possession of the building, the upper space had two access / egress routes. One route was via the rear first floor room (large kitchen and dining room) and the other via the ground floor shop, however, even though the first floor rear room had a window and a door on the outside wall, a staircase had presumably been demolished some years before. The new occupants (Broomhall) removed the old window and door and replaced it with a large window.

Ms Broomhall has now decided to re-rent the upper space but needs to change the current unsatisfactory situation of tenants using the shop as a route to their living space – a situation that becomes more problematic out of hours when the shop is closed.

In March 2010 Ms Broomhall had the rear first floor timber single glazed window removed, modifications to the outside wall made and replaced with a PVC double glazed window and door and to provide a new steel staircase for access / egress to the ground floor. This route will be used for future tenants and the building's owner should they decide.

The existing right of way access route via No. 384 will have: rubbish removed, new fencing between 384 & 382/382A, a new walkway provided and some suitable external lighting (using a presence detection system) provided.

This proposal will not affect the current day-to-day situation of the three terraced buildings, or the facilities of 382 & 382A.