229 A, Wilmslow Road, Rusholme.

Proposed extension and change of use;
Design and Access Statement.

The application proposes the change of use from offices alone to offices and Beauty Parlour, with an extension at 1st and 2nd floor levels.

Built in the 19th century, the property is at the end of a row of shops and offices. The ground floor is at present retail, and the property is entered by a side door on Rusholme Grove. The surrounding properties are largely mixed retail and offices and the use as a beauty parlour would not materially affect the character of the surroundings.

Part of the property has already been converted by an extra storey inserted below the original roof, and the intention is to continue the roof- and floor lines along the remainder of the property. It is proposed to use the same roofing and walling materials. If approved, the proposal would result in a more uniform and less cluttered north elevation to Rusholme Grove.

The access to the property is via an existing staircase from ground floor level, and it would not be feasible to adapt this for disabled persons.

