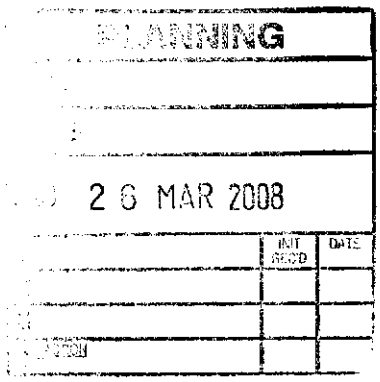
PLANNING
2 6 MAR 2008
INIT REC'D | DATE



DESIGN AND ACCESS STATEMENT

357-359 Claremont Road, Moss Side M14 7PA
Proposed Extensions to 2no First Floor Flats
For Younis Cash and Carry

GENERAL

Site History and Background

The site of 165sq m comprises of fully developed shop unit with 2no existing first floor flats over that are accessed from the side at Santiago Street
There is no known planning history to this sate

Environs

The busy Claremont road site comprises of a two storey building that corners on to Santiago Street and is in the centre of a run of terraced houses with corner shops that frequent the area
The building has brick facings beneath a slated roof with 2no rear out-riggers that adjoin 2no flat roof timber framed storage areas to the rear and encloses a clear sheeted roofed communal area

Security by Design

The site is secure to all sides with the flats entrance from Santiago Street which required to be up-graded to "Security by Design" type
There no disabled access to the flats or the shop

The Scheme and Proposal

The scheme is demolish to first floor rear storage areas presently used by the shop that are not now required for commercial purposes and extent the 2no existing flats whist retaining the existing access
The scheme has been carefully designed retain the existing central communal area and provide both flats with rooms that can fully comply with the modern requirements of Building Regulations

Car Parking

There are no car parking areas on the site

Landscaping

There are no landscaping areas on the site except for the communal area

Design

The extension has been designed to match the existing building with velux roof windows to maintain the central communal area

Conclusion

We are of the opinion that these proposals enhance the property and the surrounding environment to the benefit of all parties concerned