DESIGN ACCESS STATEMENT



SITE ADDRESS: 58 – 60 STOCKPORT ROAD ARDWICK, MANCHESTER

CLIENT: MRS YOU

CONTACT:

DATE: 3.01.2012

PROPOSAL: RESIDENTIAL AND RETAIL DEVELOPEMENT

DESCRITION:

The property comprises of three vacant shop units, vacant upper floors and various outbuildings and yard at the rear. The property is in a poor state of repair and will require refurbishing. The approximate total site footprint is 0.15 acres.

The site is currently vacant and , over the years has had various types of business operating from the premises, a fish tank manufacturer, a bookies, taxi base etc. This has all long gone and now the premises stand vacant which has become vacant and has been for eighteen months or so. The building has had numerous vandalism attempts and is currently boarded up.

My proposal is to make the business a mixed development use building with retail on the ground floor and residential on the first and subsequent floors.

As part of the proposals to demolish the rear garage area, rebuild in new cavity construction and to ad an additional floor level to, to maintain a bin storage/ garage , area beneath and accommodation above.

The old Coach house to the rear to be remodelled into accommodation as well as the upper floors of the main building.

There are no major changes to the external elevations of the building other than the reduction in sizes of one or two window frames as well as the addition of one or two.

This development is within the local community i am certain it will also be a successful project it is strategically located easily accessible, with a shared car park to side of the building, being on a main thorough fare as it stands its seriously dilapidated building which is nothing more than an eye sore. I believe my plans will re-vitalise and only add improvement to the area as whole.

I trust the planning department will look upon this project favourably as i will be reviving an empty building on a main highway creating accommodation and generating employment within the community.



















