The Design & Access Statement

Proposed change of use of part of existing flat at rear by extension of existing Shop/Post Office in front into rear and to form selfcontained flat on first floor with independent eccess from the front. At 242 Middleton Road, Bokervale, Manchester M8 4WA

The Existing Property

The property No. 242 Middleton Road, Manchester, M8 4WA is corner site situated on Middleton Road / Windle Avenue and is a pre World War I development an end terraced property built as Shop/Post Office/residence in a shopping parade in Boker Vale area in North of Manchester. There are Shops and a Petrol Service Station on the opposite side of the site and established housing area in the South & North of this property. The two storey building forms part of the street scene. The property has already been extended on side fronting on to Windle Avenue.

Location of Site & Access Statement

The site is an end terraced property on Middleton Road, Boker Vale, Manchester M8. Located on the ground sloping backward on within established housing in the South & North of the site in the district of Boker Vale within a distance of one to two miles of Crumpsall / Cheetham Hill or 3 to 4 miles of the City Centre and within 2 miles of Middleton town centre. The premises are situated within a well established residential/commercial area. The site is easily approached by the busses from different directions & connected to the outter city Ring Road M60. The site is within walking distance of Heaton Park.

The Proposal

The proposal is to extend the existing Shop/Post Office on the ground floor into the part of the existing flat at rear and by forming existing bedroom accommodation on first floor into a self-contained flat. By having a direct independent new stairs from the front. The access to the Shop is also provided from the rear to comply with the fire-prevention travel distance requirements. The proposal includes demolition of the existing garage and the bulk head over the garage to provide a decent Bin area in the rear yard.

Design/scale

The existing building is designed in traditional construction, outer skin being in faced brickwork. The floors in timber with 30 degree pitch roof covered in slates & Marley Modern roof tiles on the side extension. The existing windows are in in PVC. The Shop windows in powder coated aluminum glazed display units with security roller shutter having concealed shutter boxes located within Shop Sign.

Appearance

The appearance of the building with proposed alterations is of minor nature & will be in keeping with the original. The rear Yard surface will be flaged. The development will enhance the visual appearance and upgrade the character of the area in general.

Access

The site is on sloping ground and the access to the shop is the four court in the front on Middleton Road and already have a ramped/leveled wheel chair access to comply with the standards recommended in Design for Access 2. There is existing independent entrances leading to existing residence from the yard which will now be closed and new stairs provided to fit in the design of the shop. The access to the Yard from the side Road. The access top the flat is from the front four court on Middleton Road.

Car Parking & the servicing of the premises.

There is limited existing Car Park on the front forecourt. The existing servicing of the shop is from the front forecourt there will be aditional facility for servicing from the rear Yard to be served with transit van. The rear yard is entered from the side Windle Avenue. There will be an allocated bin space in the rear Yard for commercial and domestic use. The refuse collection will be in accordance with the Council Policy.

Disabled & Pedestrians access.

There is an existing ramped access from the front.

Sustainability Appraisal and Energy Statement

The existing building which is a 1st World War development is to remain as existing. Well insulated roof, added lining of insulation to walls where necessary and existing PVC window units will be removed for security, thus this will improve the energy conservation.