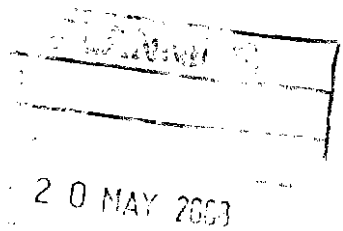
DESIGN AND ACCESS STATEMENT

Proposed Change of Use of ex Un-used Basement A3 Room to Additional Office and Storage Area of 1A Moon Grove with new Window and Pavement Light at 78 Dickenson Road, Rusholme M14 5HF
For Saddique & Co



GENERAL

Site History and Background

The room of approximately 22.5 sq m is part of the basement of 1A Moon Grove which consists of a basement/ground and first floor residential building that adjoins the Accountancy Unit of 78 Dickenson Road which has basement/ground and first floor A2 Office usage unit of the 45 sq m site located close to the Dickenson Road/Wilmslow Road junction

Environs

The building is approximately 100 years old and was originally constructed as one of 4 units consisting of basement, ground floor and first floor partly shops with living accommodation over
All buildings in the block are constructed using bricks beneath a pitched stated roof and in good state of repair,.
The site is surrounded to the rear by a 1.8m high brick wall and open to the front

Security by Design

The site is secure to the rear being surrounded by a 1.8m high brick wall
The front entrance door to the building is constructed using "Security by Design" construction and fully shuttered

Access for Disabled

There no disabled access available to the building or basement

Waste Management

Existing successful waste management system for both ex HMO and ex Offices maintained

The Scheme and Proposal

The scheme is for the retention of the small room as an additional office and storage facility for this small busy Accountancy Practice that was originally used as a basement living room that became totally un-used by tenants of the adjoining 1A Moon Grove residential accommodation.
To provide lighting to the basement office a new window with pavement light has been constructed. It is proposed that the York stone paved area surrounding the pavement light is reinstated in lieu of the existing concrete surface.
Bin locations to both usages are unchanged and positioned within the rear yard areas

Car Parking

There are no car parking spaces are available on the site

Landscaping

There is no landscaping area available on the site

Conclusion

We are of the opinion that all these proposals would not be detrimental to the area and enhance the surrounding environment to the benefit of the all who frequent the area