73, Ladybarn Lane, Fallowfield.

Design and Access statement

The property at present comprises a launderette at ground floor level, and a one-bedroom flat at first-floor level, accessed by a doorway and staircase to the side of the property. The frontage is set back approximately 4.8m from the back of the footpath, there is a side passageway approx 1.7m wide, and space to the rear of the property. The rear space is currently overgrown, and contains a small air-raid shelter. The property has been extended at ground floor level to the rear.

The application proposes the following ; on the ground floor; change of use from launderette to office use, together with a small extension to the rear, and some alterations internally to improve the layout and provide a small kitchen and WC. On the first floor; a rear extension to form a second bedroom, with some internal remodelling to give a more open plan to the living space. The flat would be completely modernised, with new plumbing and heating, rewiring, new window frames and new bathroom and kitchen fittings. The existing stairs from ground level would be retained, and a glazed door would be fitted to improve natural lighting near the bottom of the stairs.

Security; it is proposed to replace the existing solid timber side gate with an open metal security gate, and to incorporate security lighting down the side path, to improve access to the door to the flat.

refuse; it is proposed to incorporate a covered bin store near the door to the flat, for use of the occupants of the flat, and a second bin store for the office.

amenity space; the rear garden would be paved and landscaped for the use of the occupants of the flat; the removal of the shelter will enlarge the available space.