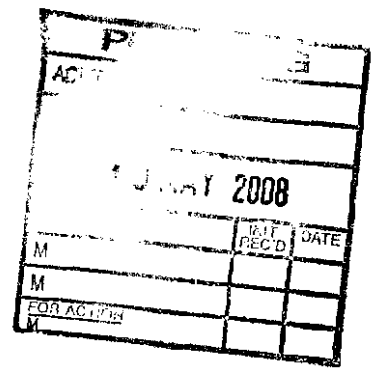


DESIGN & ACCESS STATEMENT FOR PROPOSED CHANGE OF USE OF RETAIL UNIT & FIRST FLOOR FLAT TO TWO STOREY SINGLE DWELLING AT 16 PARKFIELD AVE, RUSHOLME, MANCHESTER

MAY 2008

Intro

This design and access statement is in support of an application to change the use of a retail unit with first floor accommodation to a single dwelling. The owners of the building have been using the retail unit as a tailors shop whilst the upper floor has remained vacant as they reside elsewhere.

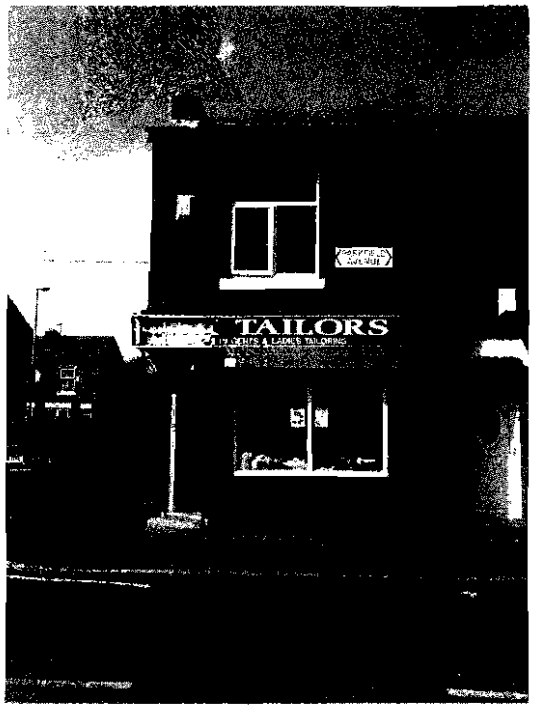
The property was bought in 2002 and the owners have not carried any work on the building. A search has revealed that the building must have converted form a single home in the late seventies as the only record in the public access system is an application for external signage in 1981.

Due to relocation of the business the owners have now decided to convert the whole building back into a single family home into which they would like to move in themselves.

The area is characterised by narrow streets of terraced houses with on street car parking. There are a number of schools and parks in the area and all local amenities are only a short walk away making this a convenient place to live.



Parkfield Street elevation



Parkfield Avenue elevation

Site

The site and building footprint area is 55 sq m. The total gross internal floor area of the building is 85 sq m.

Design

There are only minor modifications required to adapt the building to full residential use. All of the existing signage and roller shutters are to be removed and there are small works proposed to the existing window openings to help make the building safer and create privacy inside the home. the splayed corner door will be removed and the building will be squared off as to match the other three corner buildings on this junction.

Materials

The facing brick will be a red 73mm engineering type with red mortar to be used. New doors will be painted hardwood and the windows will be white UPVC double glazed units.

Refuse

There is an alley way to the rear of the property where the current bins are stored. Due to the previous yard being built over, there is no bin storage space within the site. The existing bin is general 240L refuse type and is collected on a weekly basis by Manchester City council.

Disable Access

There is no level access to the front door of the property due to the internal floor level being higher than the external level and the front door sitting hard against the pavement thus allowing no room for level threshold. However there is level access to the side of the site where the internal floor of the kitchen is lower by 100mm. Disable visitors can enter the building at this point but will still need help to manoeuvre around the remainder of the floor.

Summary

We believe the proposal should be granted on the basis that the change of use and elevational alterations are an acceptable form of usage and development in this area. The proposals will not have any adverse effect on the neighbouring properties and on the contrary will help improve the street scene.