archirama.co.uk

4 Mallowdale Avenue
Fallowfield
Manchester
M14 6GT
Tel: 07976 171 006
Email: info@archirama.co.uk

DESIGN & ACCESS STATEMENT

TWO STOREY REAR EXTENSION AND LOFT ROOF TO CREATE ADDITIONAL OFFICE SPACE OVER EXISTING RETAIL PREMISES

595C TO 595E STOCKPORT ROAD, LONGSIGHT, MANCHESTER

MARCH 2010

PLANNING
ACK'D
NOTED
RECD 11 MAY 2010

By **FARHAN RAMA**

Intro

This design and access statement is in support of an application for the erection of a two storey extension to the rear of three retail premises. The existing buildings have single storey accommodation to the rear which will be built over with two additional floors. There will also be a minor projection to the rear to square off the building footprint.

The three separate units have different occupants. The main applicant is RoyalTravel at 595E Stockport Road who own their building freehold. Due to their success they wish to extend and improve to create further floor space and better the facilities for both the staff and the public. Larger premises at alternative locations have been considered but due as most of the clients are from the local Asian community it is imperative to remain in their current location.

The other two units are owned by Pan Asia Holdings who also wish to extend their two buildings which are both tenanted. 595C is being run as a fabric shop and 595D as a Pound store. The upper two floors of these buildings will be let out as floor space due to a high level of demand for modern offices in the area.

Both occupiers have been made aware of the proposals. Due to the nature of the design and cost implications it has been agreed by both building owners that work can only be carried out simultaneously under one contract.

Design

In brief the proposals are to increase the footprint by only a few square metres to the rear to square the building off and then to build a first floor rear extension with a '*dutch style*' roof over all three units which will accommodate the second floor. The side elevation will contain no window openings due to being along the party wall line, however there will be several roof lights to allow light into the second floor. The majority of the roof will be flat and will not be any higher than the existing ridge line. The rears of the building are not overlooked and barely visible by the public.

Application History

The site benefits from a previous approval (no. 079099) which was granted in 2006. This was also a joint application between the two owners to extend up to create a first floor only at 595D and 595E Stockport Road. Due to financial reasons the work never commenced and subsequently the permission expired last year.

Size

The site is 700 sq m. The existing gross internal floor area of the buildings is 412 sq m and this will be increased by 350 sq m.

Disable Access / DFA2

There is level threshold which allows disable visitors easy access to the fronts of the building and each unit will have a unisex disable WC on the ground floor with a full Part M pack installed.

Appearance & materials

The external walls will be constructed from bricks to match the existing building and white UPVC windows. The pitched roof will be finished with reconstituted slates to match the existing and the rainwater goods will be black UPVC on black painted timber fascias.

Refuse

The rear yard will house two 1100ltr euro bins which will be collected by Manchester City Council on a weekly basis as per their existing arrangement. The no. of bins may be increase as it is partly dependant on the occupancy of the buildings. It is currently unclear of the council provides recycling collections at this location. Should such facilities be available additional glass, paper and plastic bins will be provided for the use of all occupants.

Summary / Conclusion

We believe the proposal should be approved as there will be no adverse affect on any of the neighbouring properties and its occupiers.

The scale and mass of the development is acceptable due to the rear aspect of the development area. The design is in keeping with the style and character of surrounding buildings.

The development will create additional employment opportunities in a deprived area undergoing regeneration where larger and better office facilities are required for growing companies.

The development is sustainable in terms of transport as it encourages travellers to use means other than a private car.