Design & Access Statement

For proposed change of use of existing first floor flat

to shop to be used as an extension to existing ground floor shop

6 Albert Hill Street,

Didsbury,

Manchester,

M20 6RF



Photograph of existing ground floor shop & window to Existing first floor flat

1.0 ANALYSIS OF SITE AND SURROUNDING AREA

1.1 The site is located in an area of mixed use retail & residential area within Didsbury's conservation area.

1.2 The property has a successful Shop at ground floor level with rear yard and additional storage in the front basement.

1.3 The existing property is elevated approximately 500mm above the existing narrow pavement and therefore level access is not possible as a ramped solution externally would not be acceptable to the council due to narrow pavements and an internal ramp to comply with current regulations would take up a significant amount of the existing retail unit. The shop will continue to assist customers who require assistance.

2.0 DESIGN PRINCIPLES

2.1 The general layout of the existing ground floor shop will remain as existing with the addition of a 2.2m x 1.5m wc which will have baby changing facilities.

2.2 A new staircase will link the existing ground floor shop with the First floor. The stair will comply with the requirement of part M for ambulant disabled use (170mm max rise & 280 min going).

2.3 A mezzanine above the first floor will be inserted for staff only intended for office use and storage.

2.4 The existing first floor kitchen will be used as a kitchen for the retail use.

2.5 Two rooflights to the rear of the property have been inserted to help to give natural light to the mezzanine and first floor area. The rooflights will be velux conservation type to fit flush with the existing roof finish.

2.6 It is proposed to upgrade the existing first floor party walls to comply with current building regulation with regard to acoustic separation

3.0 SCHEME DETAILS

3.1 Content

Existing basement store retained.

Existing ground floor shop retained at a gross of 42sqm

First floor flat to be changed to give 35sqm gross area for the shop extension

Mezzanine 12sqm gross area.

5.2 Appearance
N/A change of use only

5.3 Amenity/Landscaping
N/A change of use only

5.4 Access

The ground floor shop will remain as existing.

The existing property is elevated approximately 500mm above the existing narrow pavement and therefore level access is not possible and a ramped solution both internally and externally are not appropriate.

6.0 CONCLUSION

We have preconsulted with the planning department who confirm the change of use of existing first floor flat to shop area to be used as an extension to the existing ground floor to be acceptable in principle subject to agreed opening hours and consideration to noise disturbance.