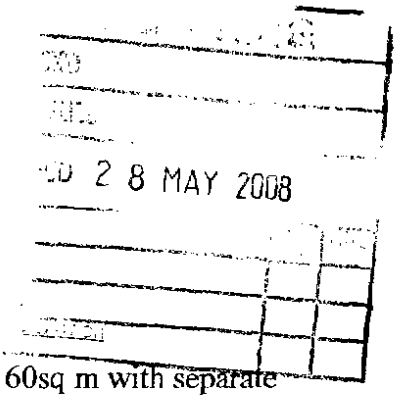
DESIGN AND ACCESS STATEMENT

Proposed Change of Use of ex Un-used Upper Floor Self Contained Flat to Additional Office and Storage Area of ex Ground Floor Office Unit at 1014 Stockport Road, Levenshulme M14 3WM
For Mr S Ali



GENERAL

Site History and Background

The premises consists of a ground floor office unit of approximately 60sq m with separate self contained flat unit on the two upper floors of approximately 100sq m on a 140sq m site
The upper floors flat unit with ground floor extensions and alterations received full planning permission in 1989

Environs

The building is approximately 100 years old and was originally constructed as one of 6no shop units constructed at a similar time to the majority of shop units along this busy section of Stockport Road
All buildings in the block are constructed using bricks beneath a pitched stated roof and in average state of repair.
Both parts of the building can be accessed from the front on main Stockport Road
The site can be accessed from the rear passage leading to the adjacent York Street surrounded to the rear by a 1.8m high brick wall

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 from both entrances due to the height of the ground floor above the main pavement

The Scheme and Proposal

Due to the lack of demand for this type of residential unit and expansion of the business of the ground floor insurance business the scheme is to expand the business into the upper floors
The scheme is for the retention of all the upper floor facilities including the fire protection fixtures and fittings and linking the floors using an existing link doorway to the upper floor staircase area
Bin locations to both usages are unchanged and positioned within the rear yard areas

Car Parking

There are 2no existing car parking spaces available at the rear site accessed from the rear passage to York Street

Landscaping

There is no landscaping area available to the front of the site
The rear yard area is to receive an up-graded floor surface to receive cars and bins

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