Design and Access statement: **Commercial Use.** June 2016
Planning Application
Proposed rear extension at 76 Portland Street, M1 4GU

Description of the proposal:

The proposal is to increase the floor area at the rear of the premises to both the 1st and 2nd floor levels (which will then be similar in footprint / area to the existing adjoining building number 78 Portland Street). The extension will provided a additional floor space to allow for additional facilities for customer and staff use.

76 Portland Street is within the George Street conservation area and is a listed building within the terrace of numbers 74 to 84 Portland Street, a Grade 11 (dated 6/6/1994) a building of special interest warranting preservation. The proposal will replace the poor quality cement rendering to the existing ground floor rear extension & existing outrigger extensions with brickwork that is more suitable and sympathetic for the listed building & conservation area.

The existing 3 storey building is sub divided into 2 shop units at the ground floor level with separate entrances from Portland Street, plus a separate rear entrance leading to a staircase that provides access up to the 1st & 2nd floors which are an established health studio.

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The design Component

A- Physical History:

76 Portland Street is within the George Street conservation area and is a listed building within the terrace of numbers 74 to 84 Portland Street, a Grade 11 (dated 6/6/1994) building of special interest warranting preservation.

Originally the building elevations would have been brickwork with slate roofs, the site would have had a small open rear yard area accessed from Reyner Street, which similar to other building in the terrace has been build over many years ago. Although the site of number 76 is only about 58 sq m in area the total area is completely covered with the building leaving no external space other than the public pavement areas of Portland Street at the front & Reyner Street roadway to the rear.

Over a long period of time alterations have taken place on the terrace of building including poor quality repairs, unsympathetic extensions with cement render finishes & metal roofing to the rear extensions.

The 3 storey building is sub divided into 2 shop units at the ground floor level with separate entrances from Portland Street, plus a separate rear entrance leading to a staircase that provides access up to the 1st & 2nd floors which are an established health studio.

Views: the only views from the site are the adjacent commercial premises to the front & rear.

Access to the site: The existing accesses to the site are two separate front entrance doors on Portland Street to the two separate shop units, and the entrance to the 1st & 2nd floors via the rear access door on Reyner Street, in addition shop unit 2 also has a rear exit door on to Reyner Street, all used only for pedestrian access. No changes are proposed for the access therefore all access remains the same as existing.
Location of existing water, electricity and gas supplies to be premises will remain.

Crime and disorder: we have no record of any crime and disorder affecting the site. Alarm systems and quality locks will be installed.

Social: The proposed alteration does not alter the use of the building. The work will remove parts of the poor quality view from Reyner Street; the extension will replace the untidy and depredating parts of the premises therefore improving both the area and the street quality.
The increase in size of the 1st & 2nd floor level may provides additional local employment and business to local suppliers and trades.
The refurbishment improves the quality of accommodation to comply with the British / European standards and Building regulations requirement, improving the environment and energy efficiency.

Economic: The proposal will begin to improve the depreciated area view from Reyner Street, improving the premises back view and therefore be more attractive and appeal to new customers.
By improving & continuing the use of the premises, which in turn may encourage the building owners within the terrace to improve their premises / street view & may provide addition tax revenue to both the city council and government.
Continue to provide local employment and additional business to local suppliers and trades.

Planning: The alteration to the premises will incorporate the use of materials that match the original building construction and remove altered areas of the building which do not fit in with the listed building or conservation area i.e. replacement of poor quality cement rendered areas with brickwork walls. The proposal is compactable with the surrounding areas and use.

Layout: The new proposal will improve facilities for members of staff and the customers, improved disable facilities will be incorporated. The proposal will provide fire and sound protection between the premises and the external elements, suitable security alarms will be installed.

Scale: The building scale is compatible with the surround area. The overall building footprint area remains has existing and is in keeping with the conservation area.

Landscaping: Access is directly from the public pavement / road, there are no public spaces on the site.

Appearance: Details plans of the existing and proposed layout and side / rear elevations are included; (there are no alteration to the front elevation)

Vehicle and Transport: The new proposal will not affected the existing transport access that will remain the same. Vehicle access for the deliveries is to the rear of the premises (Reyner Street).
The only existing vehicle access facilities are the public streets; the customers of all the premises within the area use the on street parking provisions. There are both parking and loading provisions marked on the streets adjacent to the premises.