Design and Access Statement

Conversion of part of ground floor to A1
30 Deyne Avenue
M14 5SY



1. Introduction

a. The property is an end terrace, the gable elevation of which fronts onto Dagenham Road. The property is currently used as self contained letting rooms for 4 No. occupants.

b. Dagenhan Road is part of the local commercial district, populated by a variety of A1, A5, B1, B2 and B8 uses.

c. The proposal is to convert part of the ground floor of No.30 Deyne Avenue, that section which is adjacent to Dagenham Road, to A1 retail.

d. The first floor and part of the ground floor (that section which fronts onto Deyne Avenue) will continue to be used for residential purposes.

2. Proposed Use

a. The proposal provides a modest self contained retail unit fronting onto Dagenham Road. The proposal will be directly opposite a newly constructed commercial building granted planning consent by the council.

b. The proposed unit will be used for general retail as defined within A1 of the Use Classes Order.

c. Part of the ground floor of the premises, that which is adjacent to Deyne Avenue, will be retained for residential use. There for there will be no changes to the fenestration or use class for that section of the building which occupies the residential street. The first floor of the premises will be retained for residential use, thus maintaining the provision of residential accommodation in the area.

3. Layout

a. The proximity of the gable elevation to the commercial area of Dagenham Road lends itself to the change of use of part of the ground floor of the premises as same can be achieved without any discernible impact on the occupants of Deyne Avenue.

b. The gross floor area of the proposed A1 unit will be 33 square meters.

c. A dedicated refuse storage area is located in the existing rear yard, which is effectively screened b a 1.9m high masonry wall.

d. The floors and partitions that separate the proposed retail area from the residential will all be upgraded to achieve the appropriate sound resistance dictated by Part E of the Building Regulations and Part B for fire resistance etc.

4. Appearance

a. The proposal will have no visual impact upon the elevation facing Deyne Avenue.

b. The proposed shop front will be facing onto Dagenham Road and comprise a powder coated aluminium frame, colour silver grey, the appearance will be similar to the other units that occupy the same street.

c. The steel security shutter will be incorporated within the existing wall thickness and will not project beyond the face of the gable wall.

d. A separate application will be made for advertisement consent for a flush sign mounted above the head of the shop front.

5. Access

a. The suspended timber floor will be replaced with a new concrete floor in the proposed retail area to provide a level access off the pavement from Dagenham Street and give wheelchair access.

b. A staff toilet that complies with Part M of the Building Regulations will be incorporated into the scheme.

c. The scheme will be designed to comply with Manchester City Councils disabled access guidance literature.