Design & Access Statement

Location: 6 Beechadale Close, Moston, M40 0AR

Proposal: New access to first floor accommodation to create a self contained flat.

Date: October 2010

Introduction

This design and access statement has been submitted in support of the planning application to create a new entrance directly from Beechdale Close to the first floor living accommodation; this will in turn create a self contained flat on the first floor.

Site Analysis

The proposal site is part of a semi detached dwelling which is located on the corner of Beechdale Close and Doulton Street. The ground floor of the property is an A1 retail unit, which is a convenience shop serving the local community; the shop has display windows to both Beechdale Close and Doulton Street.

Beechdale Close is off St Mary's Road, which a major road with good public transport links into and out of Manchester City centre. There is a bus stop on St. Mary's Road approximately 5 minutes walking distance from the proposal site.



Proposal Site

The proposal site also has good road links to the surrounding areas. Junction 21 on the M60 is approximately a 5 minute drive away. There is plenty of on street parking along Beechdale Close and Doulton Street.

The existing layout of the proposal site over two floors, there is a single storey mono-pitch extension to the rear which incorporates a bathroom facility and a small kitchen for the use of the A1 unit. The first floor is access via staircase which is located on the back elevation of the property. The first floor accommodation consists of two large rooms which are currently vacant. On the ground level at the rear of the property there is an enclosed yard which houses the waste bin for the A1 unit.

Design Proposals

Our design proposal is to create a separate entrance to the first floor accommodation, which will be configured to provide a open plan living kitchen area, a bedroom which has a bathroom facility off it. The existing stairs will provide access from the ground level to the first floor.

The first floor accommodation will become a self contained flat which will be let by the applicant at market value. This will allow the vacant accommodation on the first floor level to become usable and generate some revenue for the applicant.

On the ground floor a new doorway will be created under the existing stairs to provide access to the bathroom and kitchen to the A1 unit. The rear yard will still be accessed from the A1 unit as it is currently done. A section of the rear yard will be sub-divided to create a bin storage area for proposed first floor flat. This will have locked gate so that only the occupiers of the flat can access this.

Utilities Statement

There is currently gas, electric and water, available on site; however this will be split so that the first floor flat can be metered separately from the A1 unit on the ground floor. Furthermore there will be a new BT line and satellite for the proposed flat.

Site Waste Management Plan

The waste management strategy and the location and size of the ground floor A1 unit will not be affected the proposals.

The proposed first floor flat will generate typical household waste, for which we have allocated a secured bin storage area, which will accommodate a 240 litre wheelie bin, one 120 litre paper and cardboard recycling bin and one 120 litre plastic and glass recycling bin.

The bins will be collected from Beechdale Close by the council's weekly collection vehicles.

Accessibility

Due to the constraints of the existing building, we will not be able to provide a level access to the proposed new entrance, however where ever possible the change of use of the premises will comply with all applicable parts of the Approved Document M, such as the locations and heights of the new sockets and switches, the door handle on the new doors etc.