Ref
SR 1031 -1033
Change of use from café use accommodation to four apartments
Design and Access Statement1031, Stockport Road, Levenshulme,
M19 2TB
March 2014
Design
New Frontage and ramps and rear changes small first floor rear side extension to one of the outriggers, removal of existing the steel first floor stair case various internal alterations with internal lay out changes (with internal alterations)
The design was conceived with the inclusion of disabled people . to the ground floor apartments only
There will be a ramp access level access to the Front c with stepped access only to the first floor area accommodation as existing configuration refer to design for access .
With a minimum 900mm door way .to the ground floor
Internal building works only.
Total Access for disabled is restricted by the fact the building is Victorian in origin .
The design will not affect the highways we are using the existing property using existing arrangements
The external layout will remain the similar but with the inclusion to the main entrance door and smaller window to the frontage. Mall side rear first floor only side extenon with pitched tile roof (no change to the ground floor foot print)
There will be minor external size changes. Rear, side and first floor extension with rear bin store area will remain the same .Replacement windows and new window openings as required for escape windows etc window All the external finishes will stay the same, red face brick work, brick work and with aluminum and UPVC double glazed/ upvc windows and ramp door and p window
Amount The development is contained within the existing curtleadge.
Layout
There a step access for ambient disabled access to the first floors.
Scale external dimensions enlarge door way to accommodate disabled the same as existing with larger door with external ramp access internal(see drawingSR1031,01,02. 03.04) .The property will have a ambient disabled toilet to each of the ground floor as well
There will be visible changes to the frontage , and rear (drawings SR1031 ,01,02 04.05refer)of the property a new accommodation entrance and smaller window installed
Appearance all existing finishes will match existing
Access The property is located on the main mixed residential and commercial development on the main road through Levenshulme .
There are domestic properties each side and nearby and the streets opposite,
.There is a bus stop within 30metre.
There will be a storage bin area to the enclosed yard area to the rear which can be accommodated within the whole development. And will include for any recycling as required there is a separate access to the rear of the property via a service Road
There is adequate off street parking near by. Planning and Local residence Involvement.

None to planning at this stage but all existing neighbors have been told These alteration works comply with Design for Access 2(for work within existing properties) all these requirements.
To be read in conjunction with the Planning statement which covers the Problems in Marketing this property that has been vacant for over 4 years it has been marketed as a going concern and also as two detached houses but without any success or offers