**DESIGN AND ACCESS STATEMENT**

**17 Holmfirth Street, Longsight M13 0NS**
**Retrospective Planning Submission for Change of Use of House to Shop with First Floor Flat Over**
**For Tyra's Hijab Boutique**

PLANNING AND BUILDING CONTROL
08 OCT 2013

**GENERAL**

**Site History and Background**

The site of 100sq m comprises of a small two storey end terrace property that has been converted to a shop with First Floor Flat over without planning permission
The main building of approximately 150 years old is constructed in brick beneath a tiled roof
There is no other known planning history

**Environs**

This shop unit is located along Holmfirth Road on the corner of Lincoln Street and opposite the Church and close to the Longsight Market area
The site has the use of a rear yard with small strip of land at the side to Lincoln Street that is presently in need of attention
The shop can be accessed from the front and the flat and rear yard from the sides

**Security by Design**

The shop unit is in-secure to the front and side
The shop floor is presently approximately 500mm above ground level with no space available for a ramped access

**The Proposal**

The proposal is to retain the existing small shop that specialises in the sale of the hijab and other associated small clothing attire. The business does not expect to have a large turnover but to satisfies the small specialist need
The works do also include for an up-grade of the building finishes

**Car Parking**

There is 1no car-parking space on the site which is part of the rear yard area.
There is the adjacent large Market car-park to serve customers and no local parking restrictions to the shop

**Landscaping**

There is existing hard standing to the front and rear of the premises with the small side area available for soft landscaping

**Waste Management**

A new waste management strategy will be introduced

**Conclusion**

The building is very close to the established Longsight Market area with its associated car-parking and is a return to the traditional small corner shop situation within residential terraced housing area but in this case having a specialist use
This change of use requires no alterations to the main front and side elevations except for the introduction of soft landscaping to the elevation to Lincoln Street thus the street scene will be un-changed
We are of the opinion that these proposals will enhance the property and the surrounding environment to the benefit of all parties concerned