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Design & Access Statement

224 (South Lodge) Middleton Road, Manchester, M8 4NA

Introduction

This statement supports the proposed minor infill works at 224 (South Lodge) Middleton Road, Manchester, M8 4NA.

The applicant is the long leaseholder of a predominantly residential building with retail units at ground floor level. The proposal relates to an existing opening through the building, which will be sensitively infilled to provide ancillary storage in support of the management of the residential units.

Site Context

The property comprises a mixed-use building with residential accommodation above and retail units at street level. Historically, a pedestrian passage through the building provided access from Middleton Road to the rear of the residential apartments via a concrete staircase. Over time, this opening became associated with anti-social behaviour, creating a security and management concern for the building owner.

In response, over 10 years ago the building owner undertook measures to control access and improve safety, including:

- Installing a 2m high fence at the base of the stairs.
- Fully enclosing the side with a 2m high metal wire fence.
- Introducing access-controlled gates.

The scale of these did not require planning permission and have successfully eliminated anti-social behaviour, rendering the original passage obsolete.

Design Proposal

The applicant proposes to infill the existing opening in a manner that is sensitive to the architectural character of the original building. The infill will:

- Be visually compatible with the surrounding façade.
- Retain the integrity and rhythm of the original building design.
- Provide secure ancilliary storage space for use by the residential and retail occupiers, enhancing the functionality of the property.

The works are minor and do not alter the building's overall massing or form. The design approach ensures that the infill complements the existing structure while improving safety and amenity.

The storage use will be ancillary to the management of the residential units and be for the sole use of the applicant. It will not be used by the residents directly.

Amenity

The proposed infill will be constructed from 60 minute fire resistant construction in the form of masonry walls and a ceiling designed to give 60 mines fire resistance.

Access

The proposed infill does not affect existing pedestrian or vehicular access to the building. The retained access arrangements and security measures ensure continued safe management of the site for residents, visitors, and the general public.

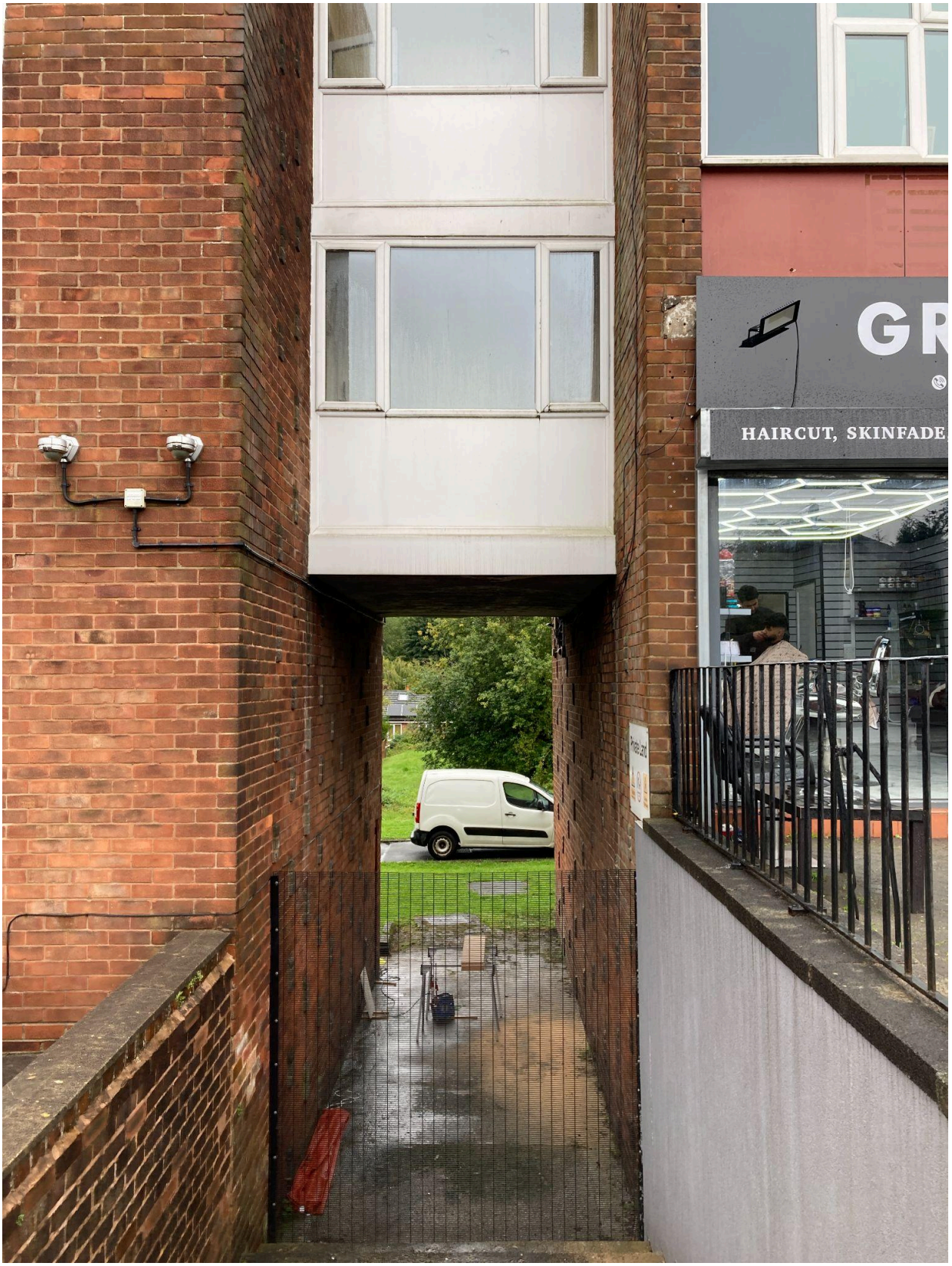
Security

The proposed infill will be of substantial construction and the only access will be by securely locked metal doors from within the site.

Conclusion

The proposed infill represents a minor, sensitively designed intervention that improves security and utility without detracting from the character of the existing building. The works are consistent with the principles of good design and access, providing practical benefits to the building's operation while maintaining the visual integrity of the property.

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