

DESIGN AND ACCESS STATEMENT

310 Hollyhedge Road, Manchester M22 4QN

Proposed Ground Floor Front and Rear Extensions to Shop and Change of Use of Existing First Floor and Second Floor Offices to 2no Self - Contained Studio Flats For WA Properties Ltd

GENERAL

Site History and Background

The site of 156 sq m approx site is situated approximately at the east end of the Hollyhedge Road and Brownley Road commercial development and consists of a ground floor services shop with two floors of offices over that have been vacant for approximately 18 months. The rear of the site has not been developed.

The premises is constructed with white rendered walls beneath a parapeted asphalt flat roof in a block of 6no units of Art Deco architectural style.

Environs

The property is mainly surrounded by residential development especially to the rear.

Security by Design

The site is now secure to front and back with exposed roller shutter boxes with the front entrance now used as a main entrance to all floors which will be retained to the ground floor only with ramped entrance. A new rear entrance staircase to the two upper floor flats.

The Proposal

The proposal is to construct a new front and rear extensions to the shop unit which will be refurbished completely with new shop front with concealed roller shutter behind a shop advertising/shop name sign and to convert the existing two upper floor offices into 2no self-contained with access to the rear staircase area from a new rear staircase across the new flat roofed rear shop extension.

The undeveloped rear area will partially be developed to include a bins storage area for the shop and 2no flats that will be clearly signed for separate usage and include two Broxap vertical cycle storage spaces and small amenity area.

Car Parking

There is a front free undesignated carparking zone in front of the shop units for owners and customers.

Two number cycle spaces would also be available in the rear yard.

Waste Management

A new waste management strategy will be introduced to include bins storage being located in the rear yard for the flats with the shop bins each retaining their own bins storage

Landscaping

There is hard landscaping to the front entrance to the shop whilst the flats will have its own bins, cycle and amenity area bounded by the existing security fence with new matching gates area

Conclusion

Since the loss of the full area usage of the unit the ground floor shop area is too small to warrant letting required hence the front and rear extensions

This first floor areas can easy be converted a studio flat of 39sq m flat and the second floor unit with a rear extension be converted into a 41sq m studio flat with both being furbished to comply with the latest planning requirements and building regulations.

We are of the opinion that these proposals enhance the properties and the surrounding environment to the benefit of community, all parties concerned and be always managed effectively by the client with high regard for safety.