



Design and Access Statement

**95 Manchester Road, Manchester M21
9GA**

Revision B

16.06.25

m83

Architecture | Interior design | project management

Contents

- 1 Introduction
- 2 Site + Surrounding
- 3 Planning History
- 4 Proposal
- 5 Planning Policy Context
- 6 Conclusions



1. Introduction

Introduction

This Design and Access Statement has been coordinated by m83 associates on behalf of Mr Asif Hussain. The statement accompanies a detailed planning application for the refurbishment of the premises along Manchester Road. Extending the front commercial premises, erecting a rear extension use class E and flue to rear.

The following drawings and documents have been submitted as part of the application :-

- P1 – Location Plan
- P2 – Existing and Proposed Site Plan
- P3 – Existing and Proposed Ground Floor Plan
- P4 – Existing and Proposed First Floor Plan
- P5 – Existing and Proposed Second Floor Plan
- P6 – Existing and Proposed Front Elevation
- P7 – Existing and Proposed Side 1 Elevation
- P8 – Existing and Proposed Rear Elevation
- P9 – Existing and Proposed Side 2 Elevation
- P10 – Existing and Proposed 3D Views 1
- P11 – Existing and Proposed 3D Views 2
- P20 – Proposed Bin Store Detail





2. Site + Surrounding

2. Site + Surrounding

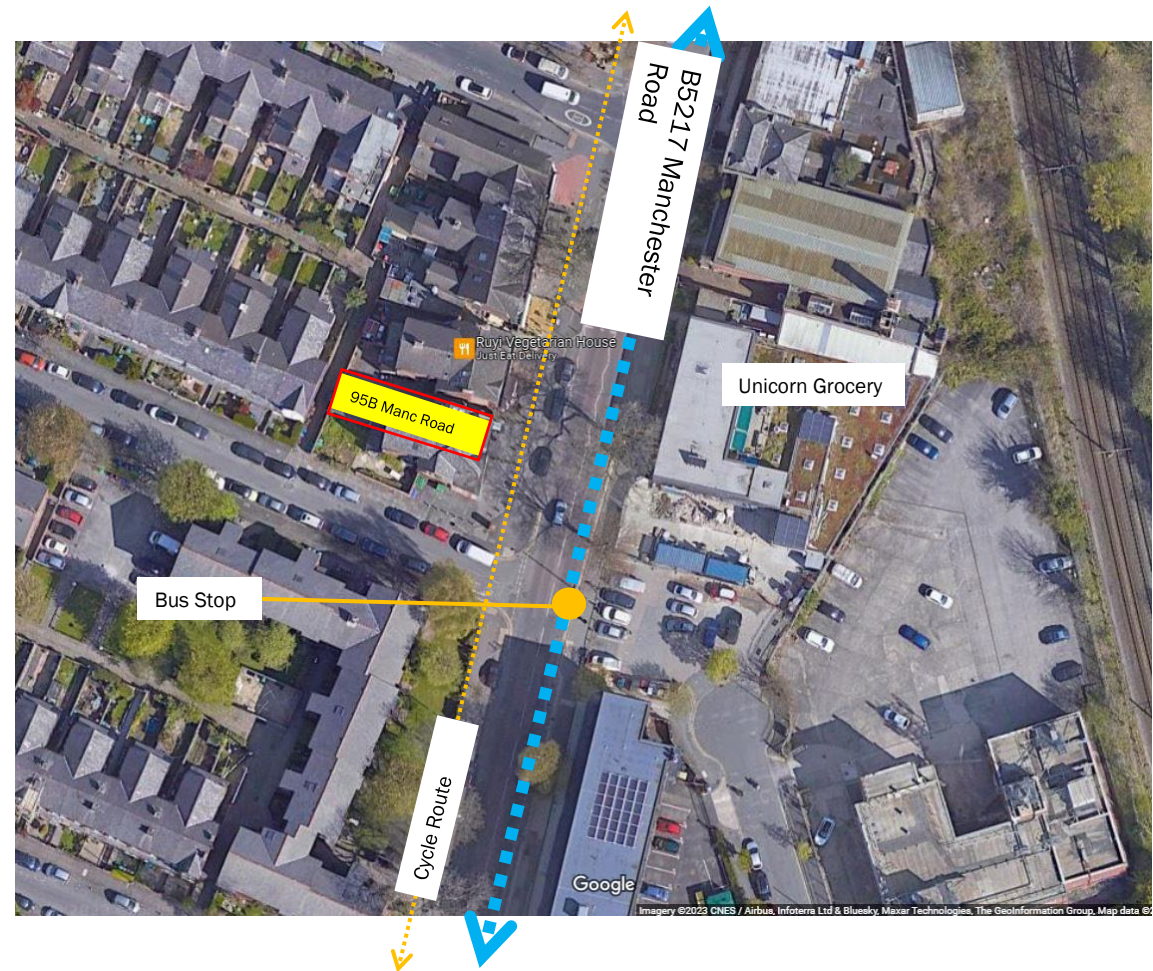
The premises are located 95 Manchester Road within the District of Chorlton in South Manchester. The premises comprises of a barbers shop at the front with residential apartments at the rear and on the first floor level.

The building is not locally or nationally listed and is not situated in a conservation area.

The premises are located in a highly sustainable and accessible location. Long bus services run along Manchester with a number of bus stops located within easy walking/cycling distance to and from the site.

Off street parking is provided for the unit.

The Chorlton bus station is situated on Barlow Moor Road 0.4 miles from the application site approximately a 15 minute walk.





3. Planning History

3. Planning History

- 16th June 2009

Reference 089882/F0/2009/S1

Retrospective application for a single storey rear extension to form additional living accommodation



4. Proposal

4. Proposal

Samli's Barber Shop has been operating in the same location for over 10 years, an established business in Chorlton was one of the first of its kind within the area.

For a number of years the premises has not had any works undertaken. As a result the front façade is outdated and is in need of repair.



Front Façade in need of repair



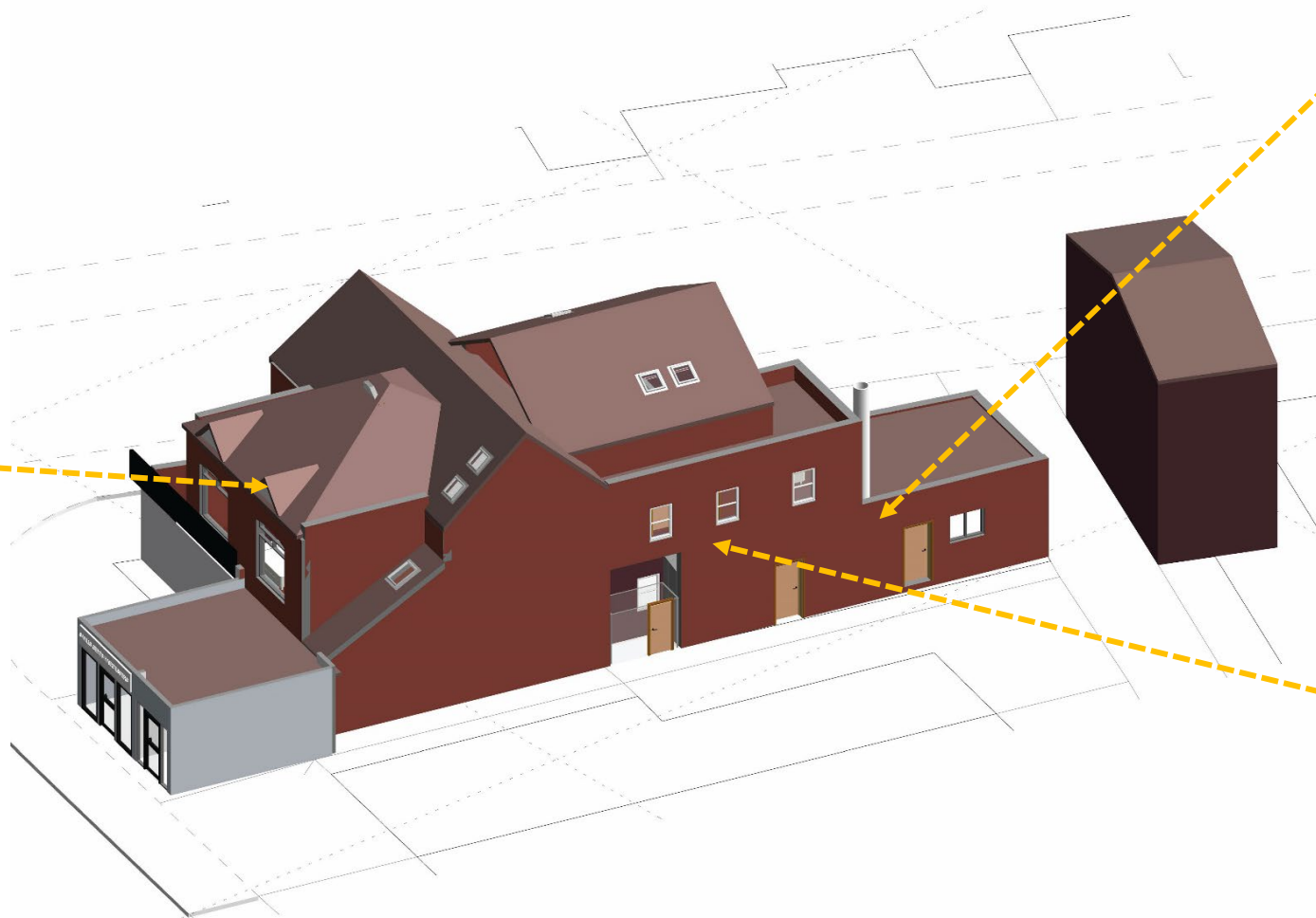
Side walls and roof requires repairs to prevent water egress

4. Proposal

It is anticipated that a reconfiguration of the internal layout would promote the business in a positive manner attracting more people.

To enhance the character of the front of the property a bay window will be reinstated that was previously there.

Internal spaces and circulation will be reconfigured so that they comply with Building Regulations.



Currently there is a 1 bedroom self contained apartment at the rear with a separate secure entrance. Due to the increased demand for suitable accommodation within the area the applicant is looking to extend on top. The existing ground floor apartment would be relocated on the upper level and the space would be converted into a pizza kitchen with a pizza flue.

Currently there are 5 bedrooms.

The proposed will reduce the bedroom number to 4 in order for the internal configuration to comply with Building Regulations.

4. Proposal

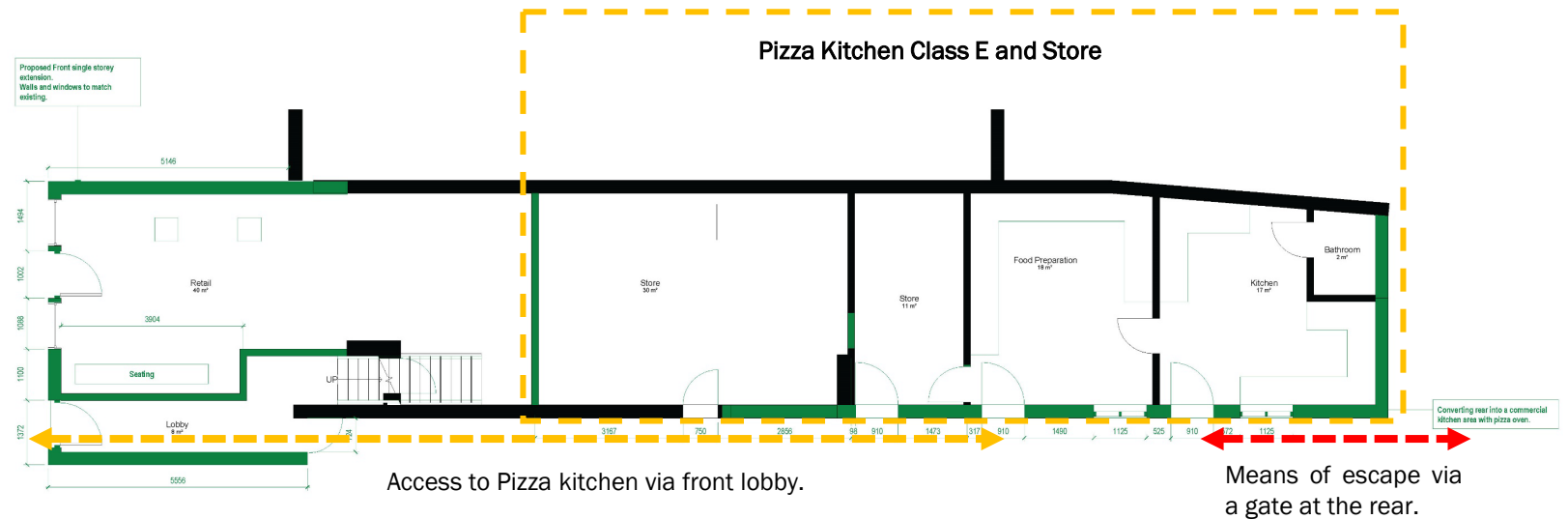
The use class of the proposed pizza kitchen is Class E (Sui Genesis).

It is separate of the barber premises at the front. Access to the unit will be through the front via a lobby area.

Entrances for both premises will be separate for ease of access.

The lobby provides access to the apartments on the upper levels.

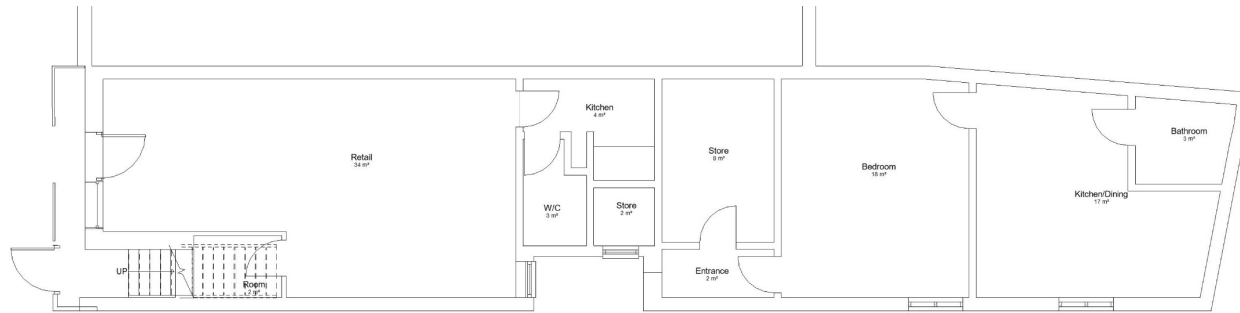
The entrance/exits have been designed to comply with the relevant fire regulations providing multiple means of escape in the event of a fire.



4. Proposal

Ground Floor Existing

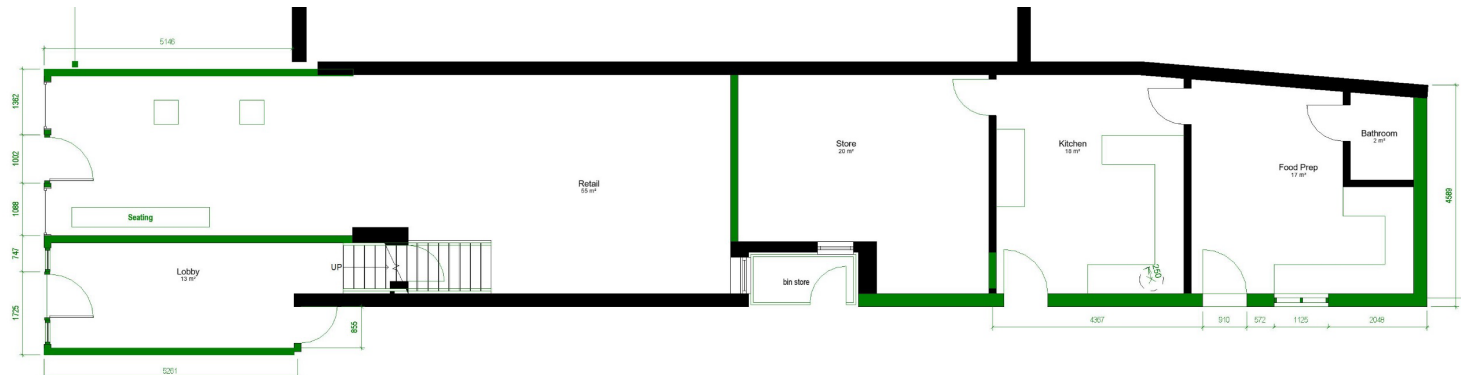
The existing ground floor contains a barber shop to the front and a 1 bedroom flat to the rear. They are no adjoined in anyway.



Existing Ground Floor

Ground Floor Proposed

A front extension of the retail unit with a separate lobby to the flats above and rear access to a new pizza kitchen. This kitchen would be a dark kitchen which would cook food and delivery to the surrounding area. There will be no seating for customers.

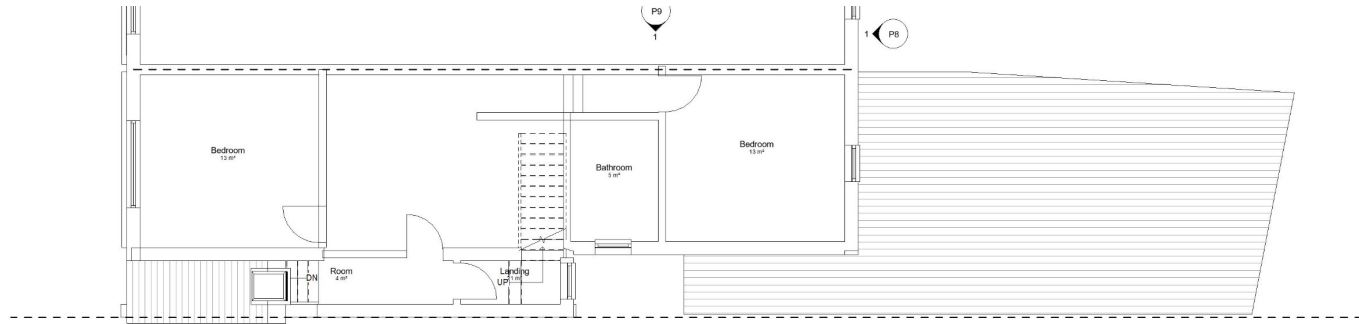


Proposed Ground Floor

4. Proposal

Existing First Floor

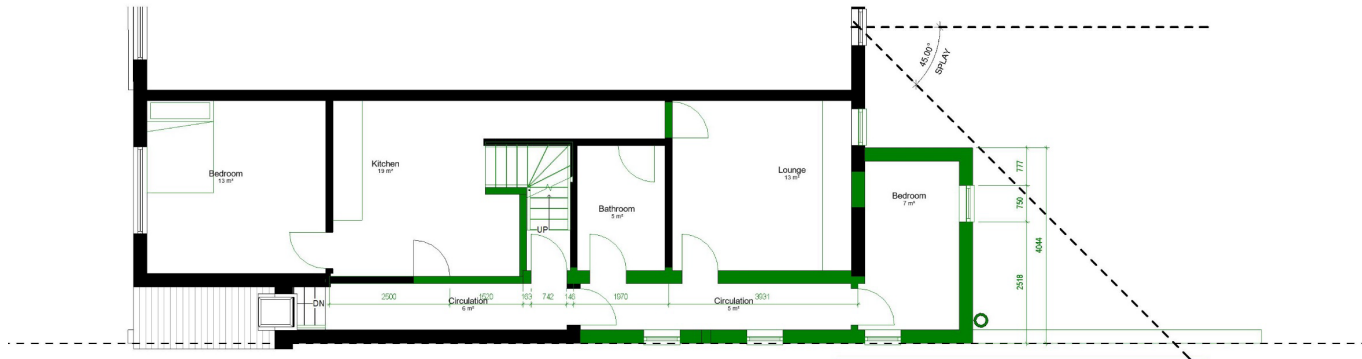
The existing first floor comprises of an apartment with 2 bedrooms, a lounge and a bathroom.



Existing First Floor

Proposed First Floor

A rear single storey extension to ensure that the configuration of the internal bedrooms and means of escape comply with building regulations.



Proposed First Floor

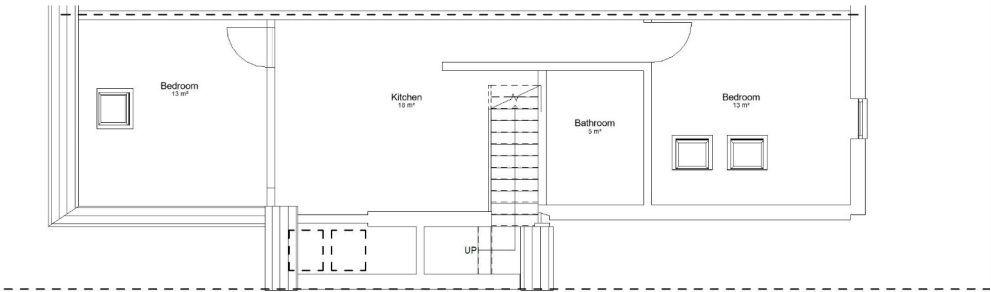
4. Proposal

Existing Second Floor

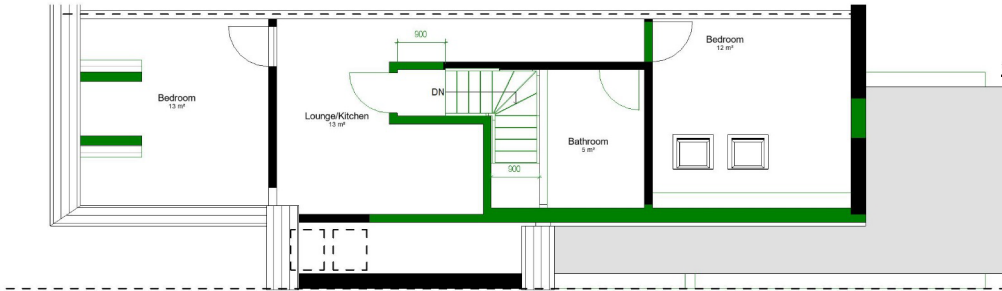
The existing second floor comprises of an apartment with 2 bedrooms, a lounge and a bathroom.

Proposed Second Floor

The intention is to reconfigure the internal rooms to ensure the means of escape comply with fire regulations.

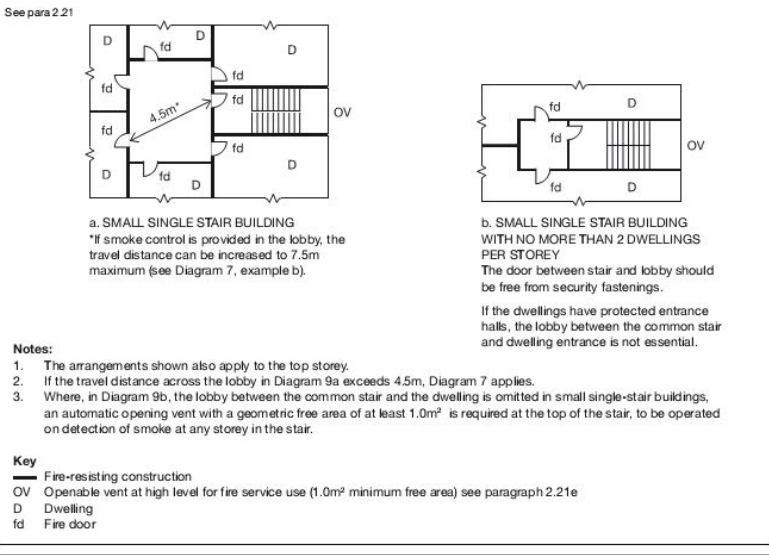


Existing Second Floor



Proposed Second Floor

Diagram 9 Common escape route in small single stair building



Extract from Approved Document deals with the following requirement from Part B of Schedule 1 to the Building Regulations 2010

5. Planning Policy Context

5. Planning Policy Context

National Planning Policy

National planning policy is encompassed in the National Planning Policy Framework, published in March 2012. Local Authorities are required to take its contents into account when preparing their Development Plans and also when making decisions on planning applications and appeals.

It sets out in a comprehensive document the Governments economic, environmental and social planning policies for the country and requires that the planning system must play an active role in guiding development to sustainable solutions.

A presumption in favour of sustainable development is central to the NPPF. It states that without economic growth a sustainable future cannot be achieved. A set of 12 core principles are set out in paragraph 17 which, amongst other things, seek:-

Planning should proactively drive and support the sustainable economic development that this country needs making sure that every effort is made to identify and meet the housing, business and other development needs of an area.

Planning policies and decisions should make every effective use of land and encourage multiple benefits for the use of land.

Planning policies and decisions should actively manage patterns of growth fullest use of public transport, walking, cycling.

Seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Support transition to low carbon future in a changing climate, including encouraging the use of renewable resources.

5. Planning Policy Context

Section 2 refers to the need for recognising town centres as the heart of communities and ensuring their vitality. It seeks to promote competitive town centres through the provision of customer choice and a range of suitable uses reflecting the individuality of the centres.

Section 4 sets out the Government's guidance in respect of transport. It recognises that quality of life and sustainable development depends on transport and easy access to jobs, shopping, leisure facilities and services. It stresses the need for safe, efficient and integrated transport system, balanced in favour of sustainable transport modes giving people real choice.

Section 7 relates to design aspects of development and Paragraph 56 states that, Good design is a key aspect of sustainable development and is indivisible from good planning'

Policies and decisions should ensure development functions well and adds to overall quality of the area, create attractive places to live, optimise the potential of the site, respond to local character and, 'Reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation'



6. Conclusion

6. Conclusion

The proposals is to extend the ground floor premises, a single storey rear extension and internal configuration of the floor.

The proposals would not detract away from the architectural aesthetics of the building, thus maintaining its positive effect on the local area and complying with policy EN1.

In view of the above, it is considered that a proper assessment of the proposal reveals that it complies with the relevant national and local planning policy and that planning permission should be granted.