DESIGN AND ACCESS STATEMENT

Proposal: Prior Approval for conversion of first and second floors from Offices (Class E) to 2 no apartments (Class C3) at 171 Great Ducie Street, Manchester, M3 1FF

Address: 171 Great Ducie St Cheetham Hill Manchester M3 1FF

Date: 26/08/2025

The Property

The site is end-terraced property on the commercial strip of Great Ducie St. That property operated retail on the ground floor and offices on the first floor. The applicant is applying to convert the First and Second Floors of Commercial Property from Offices to Two Separate Apartments (refer to Architectural drawings submitted with this application).

Noise

The application site is located in a well-established employment area known as Strangeways which is characterised by long standing businesses. Hence, it is expected that the operations of this existing business could have a significant adverse effect on residential dwellings in their vicinity as a result of noise and disturbance.

Therefore, a Noise Impact Assessment was carried out by Braiden Acoustics to assess the level of noise within the vicinity of the proposed apartments. See report; 11409revA_171 Great Ducie St, Cheetham Hill_NIA. The following were recommended to mitigate against noise to achieve a quiet and safe conditions for future occupiers of the apartment:

1) Windows of bedrooms to the rear / side should be upgraded to 4 / (6-16) / 6mm
2) All habitable room, except for lounges to the rear, should have mechanical ventilation; such a unit is the Sonair 3 by Titon.
3) Recommendations for the separating floors have been presented.
   Second floor: An extra 12.5mmr acoustic board should be added to the ceiling, so there are three acoustics boards in total.

   First floor: The ceiling of the first floor, in the shop, should have an independent ceiling constructed as per Floor Treatment in Approved Document E (ADE). The independent ceiling should be constructed as follows:
   - independent joists attached to the surrounding walls with additional support provided by acoustic hangers attached directly to the existing floor base.
   - 2 layers of 12.5mm Soundbloc (21kgm-2) with staggered joints.
   - an absorbent layer of mineral wool laid in the cavity, minimum thickness 100mm with a minimum density of 10 kg/m3.
   - Seal the perimeter of the of the independent ceiling with acoustic sealant.

   Stair treatment: The stairs should be treated in accordance with Diagram 4.8 in ADE

Pending the recommendations above, amenity of the future residents should be protected. Therefore, the impacts of noise from commercial premises on the intended occupiers of the development would be mitigated against and would satisfy the provisions of Schedule 2 Part 3 Class G (iii) of the Town and Country Planning (General Permitted Development) Order 2015, policies SP1, EC1, EC4, CC1 and DM1 of the Manchester Core Strategy (2012), saved policy DC26 Unitary Development Plan for the City of Manchester (1995), the NPPF, and the provisions of Great Ducie Street Strategic Regeneration Framework, Strangeways and Cambridge Strategic Regeneration Framework.

Flood risk

The application site lies within Flood Zone 3. Hence, a flood risk assessment was carried out to ensure that the upper floors will be safe during a flood event. See report; 95620-Jagafa-GreatDucieSt v1 220825. The following were the recommendations.

1) The applicant will register with the free Environment Agency Floodline Alert Direct service.
2) Safe escape will be provided by a formal flood warning and evacuation plan which will be prepared in liaison with the Council's Emergency Planners and tied in with the existing emergency plans for the area.

Therefore, the proposal will satisfy the provisions of Schedule 2 Part 3 Class G (ii) of the Town and Country Planning (General Permitted Development) Order 2015, as well as the provision of policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012), and the NPPF, particularly paragraph 181 and footnote 63.

Effect on, and appearance of the property:

The proposals will seek to livening the property by the provision of the apartments and bringing very much needed housing to the community. All work will be undertaken according to the recommendations of the noise impact assessment and flood risk assessment submitted with the application.