

HFS Planning Applications ltd

ARCHITECTURAL AND BUILDING CONSULTANTS

DESIGN AND ACCESS STATEMENT

CHANGE OF USE Storage to Residential C3

at

**Rear of 150 Hollyhedge Lane
Manchester**

1707 – 22nd July 20

1. AIM

HFS Planning Applications Ltd, have been instructed by the applicants, to prepare and submit a full planning application for the change of use at the rear of the shop and complete refurbishment from Office & Storage to residential use.

The Rear of the building has remained to let for a number of months now and its previous use has ran its course and is impractical to continue it, as it does not offer any real benefit to the local community nor the building.

The project will be retaining the external structure and modernizing the internal layout, this will help the building keep its original character and serve the area more comprehensively. The owners wish to carry out a full refurbishment, to finish the building to a high standard with an up-to-date look and feel.

This design and access statement forms part of the application providing supporting information and details.





2. THE SITE AND APPLICATION

Please see enclosed the floor plans, elevations and site location plan. The property is part single and part two storey building, traditionally built, under a multi pitched roof.

The property has had mix use (Residential / Commercial) with various occupiers, however has not been successful in its current form.

The building has been carefully considered and chosen for the uplift / change of use due to minimum disruption and no adverse effects on the surroundings. The change of use / refurbishment will benefit the local area and help meet local demand. The premises are ideally located and are an ideal size for the proposed use.

The building has remained vacant / to let and boarded up for over 12 months as a result has attracted unwanted attention and has been subject to vandalism, social disruption / and disorder.

The building has been marketed as to let on a number of occasions in the past without success, therefore the proposed change of use has been sought out and recommended, as it is the least disruptive, offers security to the site, is in demand, and is in keeping with the existing layout of the building.



Very little of the proposed works will be visible to the passer-by. In terms of external appearance, the only changes sought are a new bin storage area and 2 new windows to provide light and ventilation and the replacement of old mix upvc and timber windows with new ones in matching style to uplift building.

Where the works affect the exterior of the building they mainly relate to repairing of the gutters behind the parapets and replacing the side door. In summary the current proposals include a complete internal refurbishment including, replacement of windows in matching style where required and of lead the flashings, rainwater goods, cleaning and pointing of some of the walls, replacement of missing ground floor doors/windows to be used for access and fire escape, repair of lath and plaster. A more detailed schedule and specification will be issued after undertaking further investigative works.

60-minute fire lining throughout the floors, communal areas and acoustic lining throughout the building is proposed to improve and meet the building standards and bring the building up to date to current regulations.

The first floor already caters for living space, this is assumed to be for the use of the managers and the assistant managers. The ground floor currently has commercial use, with office / living space to the first floor.



The property has had periods of misuse, where vandals have accessed the building from the rear and the majority of the fitments have been removed or destroyed. The proposed use will enhance the building and improve its performance.

The existing disused / tired floor space provides ample space to accommodate, 2 self-contained residential units (1x2 bedrooms and 1x1 bedroom with their own entrances, staircases, amenity spaces and communal bin and bicycle storage).

The change of use brings businesses and people into the somewhat run down area as the building is ideally located for the proposed use. The proposal meets amenity standards set out by the council, providing sufficient facilities for the storage, preparation and cooking of food and the disposal of waste water for the number of persons in occupation,

General Considerations

- Adequate means of ventilation and artificial lighting.
- Means of fire escape.
- Adequate work surfaces to allow the safe preparation of food.
- Adequate appliances and equipment for the cooking of food.
- Sink with draining board, with adequate supply of cold water and constant hot water.
- Kitchen to have at minimum of 6 electrical sockets.
- Etc,

We consider the impact on the significance of the renovation to be positive. The works will return the building to a weathertight standard. The residential use means that the building will have persons in occupation at all times of the day and night, seven days per week. The building will be heated and ventilated. It will be cared for and properly maintained.

3. NATIONAL GUIDANCE

The National Planning Policy Framework encourages the granting of planning permission for such sustainable developments. Local planning authorities work proactively with applicants to secure developments that improve the economic, social, and environmental conditions of the area.

The property is within an area where the council encourages and supports proposals for commercial and residential uses.

Proposals for change of use are assessed on their merits, taking into account various factors including the appearance, of the building and the nature and character of the proposed, in this instance no major external alterations are proposed.

The development / change of use will better serve the communities needs and preserve the special character and appearance of the area as the change of use can take place without any major changes to the external fabric of the building.

The site is within the Built Environment, where new development / change of use is likely to be permitted, provided it is well designed and pays regards to the building characteristics.

The National Planning Policy framework highlights the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. In this context the proposal to convert the upper floor to residential use from office use fully accords with Planning Policy.

4. LAYOUT AND DESIGN

Please see attached floor plans and elevations.

GENERAL CHARACTERISTICS OF THE BUILDING

- The building is a 2 story traditionally constructed brick building. (including a storage and garage area providing storage space)
- The building has mix use, with commercial / storage use on the ground floor and office / residential floor space on the upper floor.
- The building has been changing hands and has had various occupiers in the past.
- No air-conditioning systems are proposed.
- Round-the-clock video security system is to be integrated.

The proposed internal alterations and use has a minimal or no effect on the character of the building. The refurbishments are mainly internal, with the replacement of new secured by design standard door and window. The proposed internal layout is in keeping with the existing character of the building with material choices being harmonious.

As part of our initial walk through of the building, the poor maintenance and general maintenance requirements of the building were highlighted. The proposed use improves the building's performance. Currently the building is in need of maintenance and up keeping, once refurbishments have been carried out the building will be kept well maintained and properly managed.

5. THE USE

Once the internal refurbishments are carried out, the building will serve the local communities housing needs and help meet government standards in reducing the housing shortages.

6. REFUSE

Refuse from the premises, general, and recyclable is collected and stored in separate containers, located in a secure rear enclosure.

Waste will be collected and stored in separate colored containers, (Recyclable and general) in the allocated secured enclosure. For the non-recyclable waste, 2 wheelie bins with a capacity of 1100 liters are to be provided at a size of:

Width - 1375mm
Depth - 990mm
Height - 1370mm

7. AMOUNT

Please see attached plans for internal and external dimensions.

8. SCALE

The existing building retains its original size and scale. Internal refurbishments and to form a new internal layout to the building is proposed to accommodate the change of use to the first floor. With the addition of new shop fronts and the replacement of the existing mix upvc and timber windows to match existing style in anthracite grey is proposed.

8. APPEARANCE

The change of use and refurbishment, will give the building an up lift and a more up to date look / feel to the building. The internal layout makes good use of the floor space and provides a suitable configuration. No material changes are proposed.

10. BOUNDARY TREATMENTS

The Change of use / refurbishment has no effect on any external boundary walls.

11. TREES AND LANDSCAPING

The refurbishment does not affect any Trees, Hedges or Landscaping.

ACCESS

12. VEHICLE AND TRANSPORT LINKS

The refurbishment has minimal or no effect on vehicle and transport links. Hollyhedge Road caters for most of its parking needs. Existing level excess to the front and to the side are to be utilized.

The site has close proximity to the central tram terminus. Taxis serve the area frequently, and it is a short walk into the central shopping areas. For this reason we do not propose to provide residents' car parking on the site.

A service vehicle access and dropping off point is provided, in order to cater for deliveries and refuse collection, and in order to provide parking on 'moving in' or 'moving out' days when there is a need for a resident to move larger quantities of personal possessions.

The site itself is reasonably level and generally accessible. Residents are deemed to be familiar with their surroundings and visitors will generally be accompanied. This forms the criterion for design, and provision for access. Pedestrian routes remain unaffected

13. VISIBILITY SPLAYS

Hollyhedge Road has a maximum speed limit of 30mph. There is good visibility available from all existing accesses. The proposal has no effect on the visibility splays.

14. VEHICULAR ACCESS

Vehicular access remains un-effected; our proposal has no effect on the vehicular access.

15. SECURED BY DESIGN

Our clients intend to enter into discussions with the local crime prevention design advisor or architectural liaison officer to ensure the dwellings are built to Secured by Design standards.

Secure bicycle storage provision will be provided as part of the proposals.

16. FLOOD RISK ASSESSMENT

Observations made to the latest Environment Agency maps shows that the site and the town centre area is not in a flood risk area and therefore there is no need to provide a flood risk assessment for this application.