

Design and Access Statement

289 Barlow Moor Road, Chorlton-cum-Hardy, Manchester, M21 7GH

Retrospective Partial Change of Use of First Floor Residential Flat (Class C3) to Office (Class E)

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This document has been prepared for and on behalf of Home Instead

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1.0 Introduction

Darwent Architecture LTD have been appointed by the client Alison Broadhurst (Home Instead) to prepare a retrospective partial change of use application for 289 Barlow Moor Road, Chorlton-cum-Hardy.

The application focuses on the change of use of the first floor residential unit (Class C3) to an Office (Class E). The ground floor of the property is already under an Office Use Class (Class E).

The property is currently occupied by a company called Home Instead who provide care services locally and nationwide. The company have occupied the property since 2020.

The partial change of use was required in 2020 during the COVID pandemic due to the fact that the business are primarily a care provider who continued to work throughout. The additional offices to the first floor allowed for greater space and distance allowances.

The client wishes to gain retrospective approval for the change of use of the first floor to ensure that the business can continue to occupy the property as existing.

2.0 Site and Location

The property is located on Barlow Moor Road, Chorlton-cum-Hardy.

The property is a semi-detached property set back from the main road with space for parking to the front of the property and a large garden to the rear which provides further parking spaces. The property sits next to a number of other commercial properties.

Key

Site Application Boundary



Location Plan 1:1250

3.0 Existing Property Use (Retrospective)

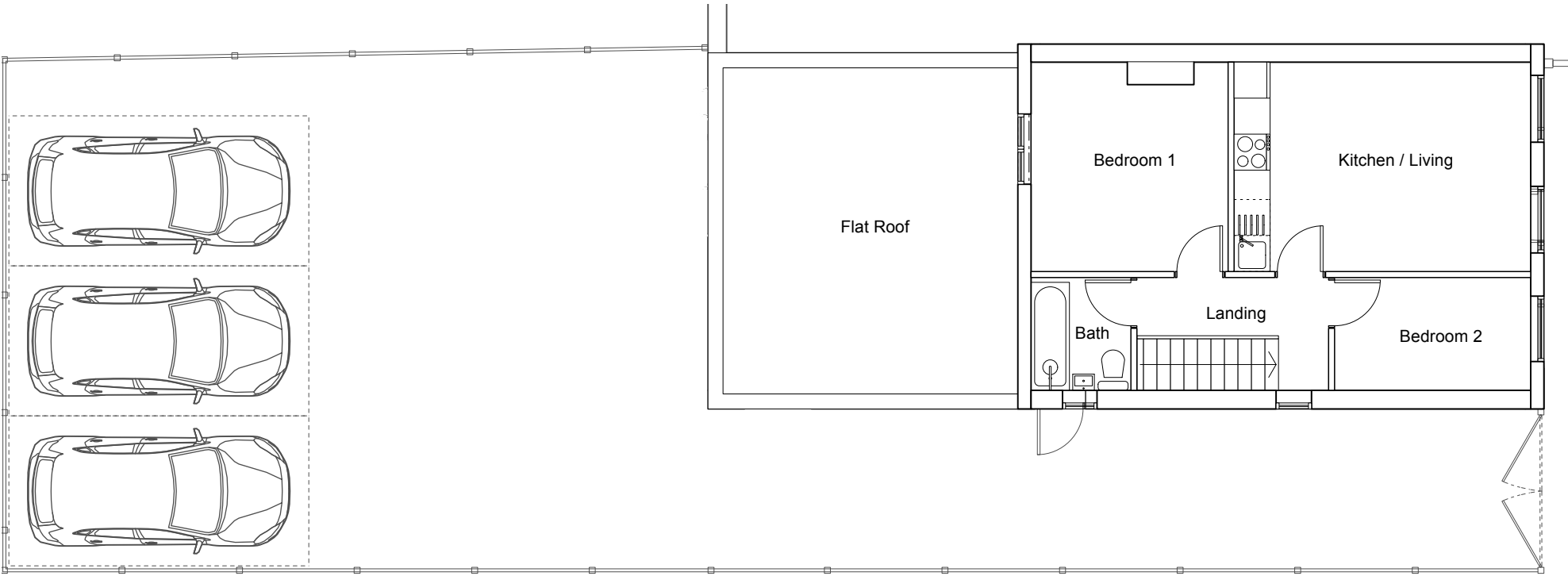
The existing property is a semi-detached property split into two levels each with a separate use class.

Ground Floor

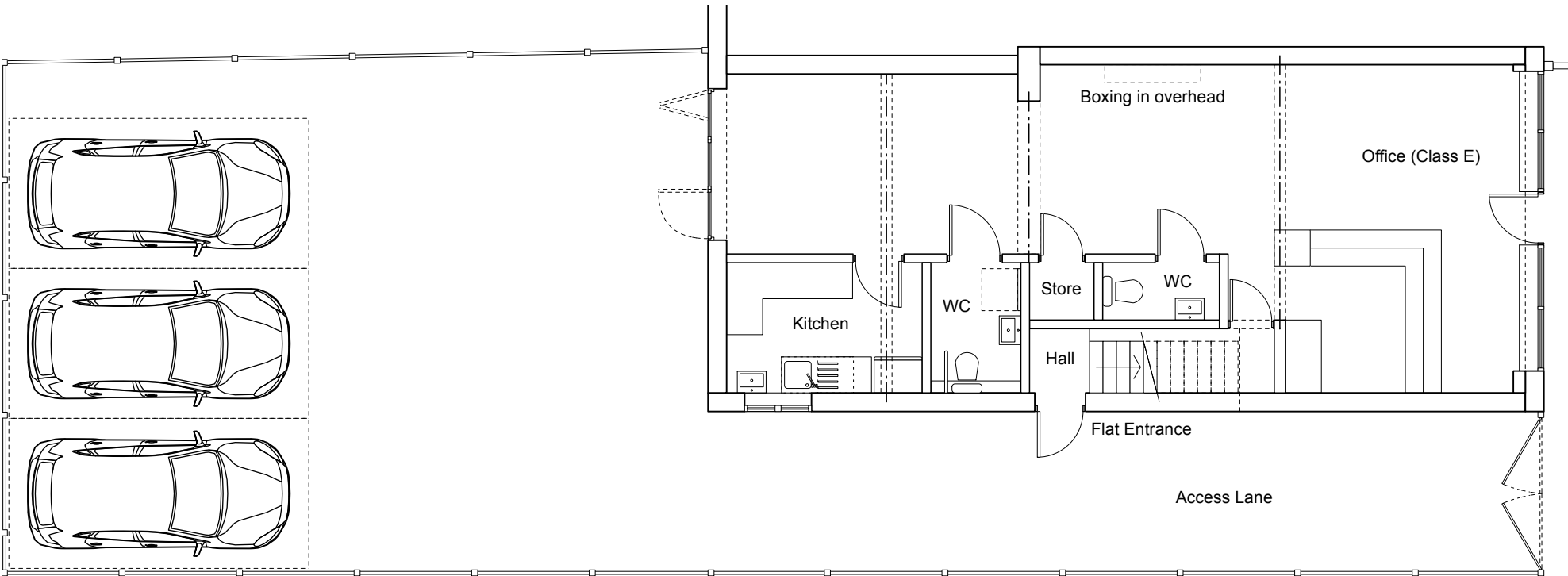
The ground floor consists of an office space (Use Class E) and benefits from an open plan office, 2.no. WC's and kitchen area. To the rear there are 3 no. parking spaces utilised by the office and a further 3 spaces to the front of the property as well as additional on street parking.

First Floor (Retrospective Use)

The first floor consists of a 2 bedroom flat with an open plan kitchen/living room and a bathroom. Access to the first floor is via a side entrance door which leads to the first floor access stair. The residential unit does not have a dedicated amenity space to the rear of the building.



First Floor



Ground Floor

4.0 Proposed Property Use

The proposed property use includes an office space (Use Class E) to each floor, used as one office unit.

Ground Floor

The ground floor remains largely unchanged apart from a door opening reintroduced for access between the office and the first floor level.

First Floor

The first floor layout remains unchanged with the previous bedrooms now used as office/meeting spaces.

5.0 Assessment of Proposal

The application includes the retrospective change of use of a residential flat (Class C3) into an Office Space (Class E).

The application is retrospective as the first floor flat was converted to office space 5 years ago as the business needed additional space to maintain social distance guidance during the COVID pandemic. The business has not increased in size during this time with the number of staff remaining the same since 2020.

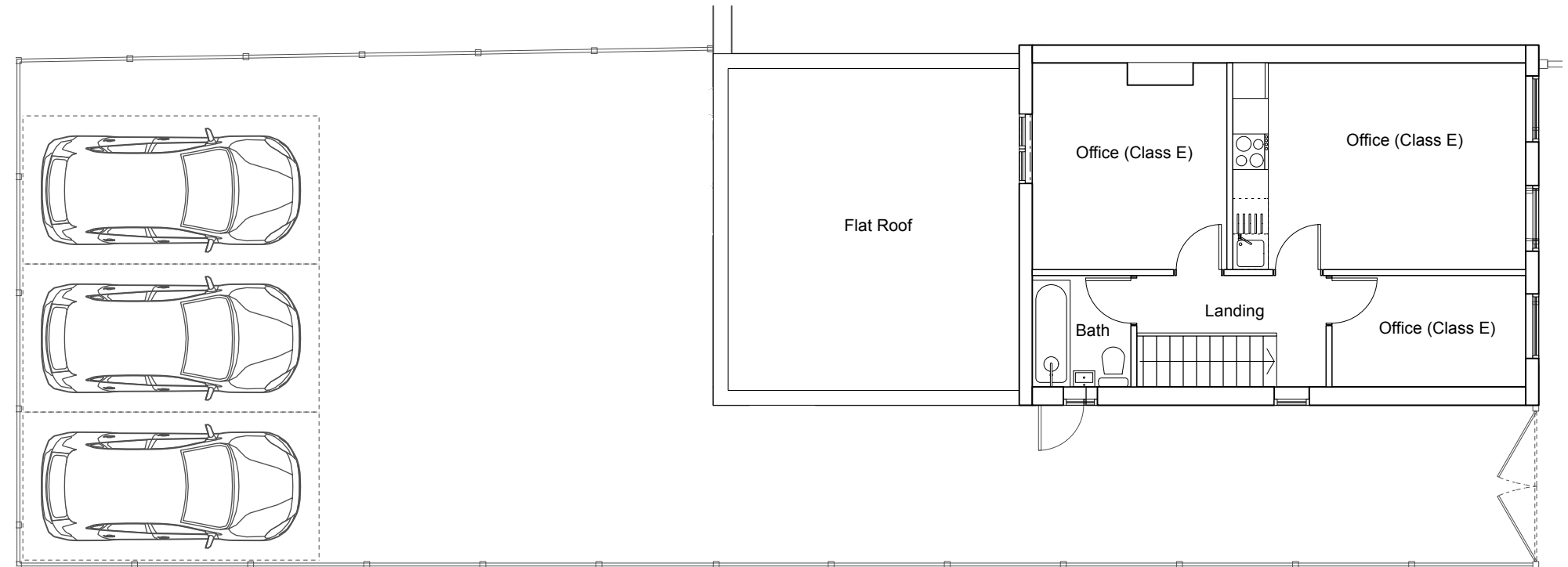
Access to the building will remain unchanged in the application, with the main entrance to the office at the front of the property. The previous side entrance into the first floor flat has been kept as a secondary entrance/ fire escape for the first floor.

There will not be any external changes to the appearance of the building. Internal changes included removing a previously blocked up door for access between the ground floor and first floor rooms. The first floor layout remains unchanged with the previous living spaces utilised as office/meeting rooms.

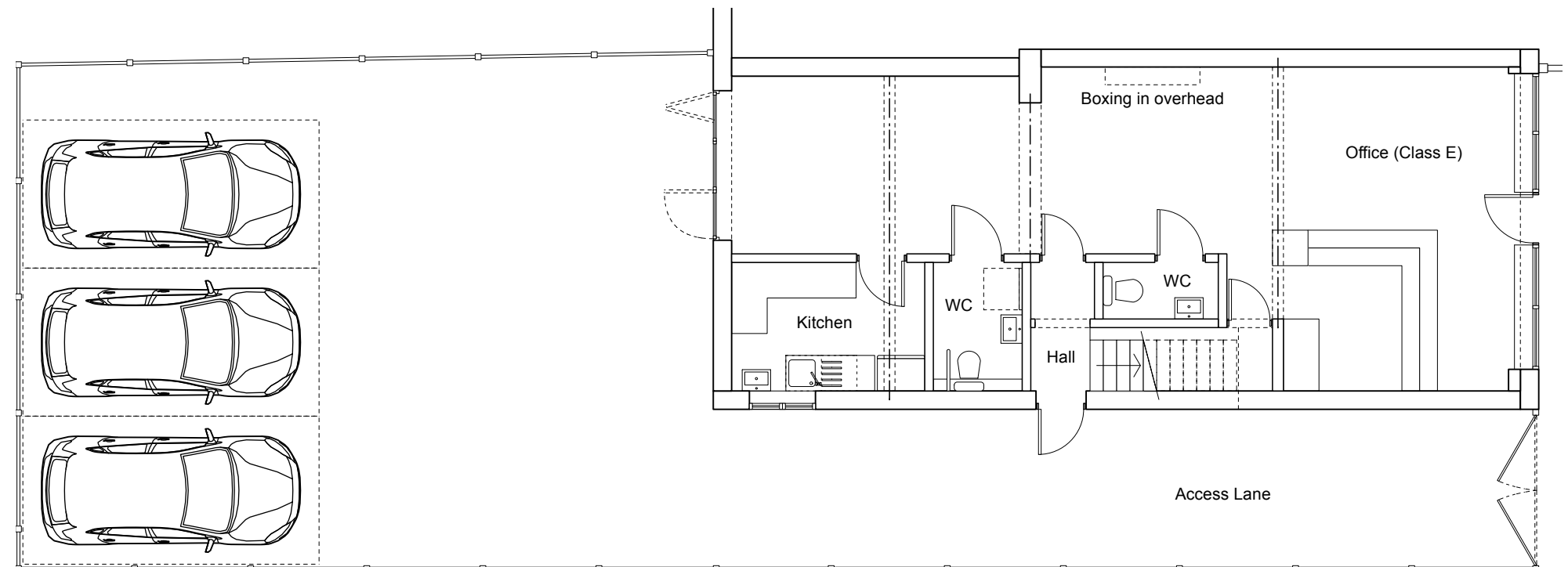
There is no noise impact from the change of use to an office with the business operating between 8:30-5pm Monday to Friday.

The refuse area has not changed and is found to the rear garden of the property. Parking has also remained unchanged.

The change of use has been successfully implemented and allows for the current occupiers of the building to have valued additional office space which allows them to thrive as a business. The change of use should be considered acceptable as it does not have any negative impact on neighbouring properties and businesses.



First Floor



Ground Floor