



Design & Access Statement (96)001 PL0

For

**185 Mauldeth Road
Manchester
M19 1BA**

(28.01.25)

1. Consultant Details

All correspondence regarding this matter is to be sent to:

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2. Introduction

NADA Architects have been appointed by Mr Mirza to produce this report, which aims to provide information on the existing site and the development works to the site at 185 Mauldeth Road, Manchester, M19 1BA.

The property sits within a small parade of commercial units with residential above. To the rear is a local mosque and adjacent are retail shops and an office. There is a children's day nursery on the corner of Mauldeth Road and Kingsway. Apposite and surrounding the site are a mix of residential dwellings and flats.

There is no off street parking available within the site.

The site has a generous rear back yard which is accessed via a small communal genal accessed via Harwood Road. This leads to the rear of other commercial properties and the mosque. The rear genal leads to the rear yards where bins are stored.

The upper floor to the premises was all used as one class E retail unit with kitchenette, and ancillary accommodation to the ground floor business.

3. Proposal

The application relates to the following:

1. Erection of a single storey rear extension to replace the existing poorly built off shot.
2. Creation of 2no. self contained flats to the upper floor
3. Loft conversion with the erection of a L-shape dormer to accommodate the second floor flat.
4. Formation of external staircase to the rear for independent access to the upper floor flats.



The single storey rear extension will remain and form part of the ground floor unit as ancillary accommodation. The footprint is increased slightly from the existing extension. Currently, it is very poor state of repair and poorly built historically. The intention is to renew this structure and rebuild all to current regulations.

The proposal looks to create 2no. self contained flats to the upper floors. The first floor will consist of a self contained 2no. bedroom flat. And the loft will be converted with an L-shape dormer to create a second self contained 1no. bedroom flat.

Existing overall building – GIA is 150m²

Proposed Ground Floor Retail Unit – GIA is 86m².

Proposed Two bedroom flat – GIA is 61m².

Proposed One bedroom flat – GIA is 43m².

The L-shape dormer is proposed to be built up to the ridge line of the main roof and not beyond.

The external staircase is proposed to give independent access to the upper floor flats. The communal genal is generous and accessible by vehicles. It is exposed and safe for potential occupants to access the staircase serving the flats via the rear yard. It is not visible from the street scene.

The overall site area is approximately 0.0112 hectares (112m²).

4. Bin Storage

Currently, the bins are stored within the rear yard area. This is to remain as the arrangement but of course serving both the ground floor retail unit and the upper floor residential flats. Please refer to drawing (04)001 PL0 for bin storage location.

5. Conclusion

We would like the support of the local authority for this application as it would:

- Make better use of the commercial unit and meet client demands
- Create quality residential accommodation within the area in line with government targets
- Help bring this vacant property back into occupation
- Maximise the potential of the site for the future.

