



DESIGN AND ACCESS STATEMENT

Proposal: Conversion of First and Second Floors of Commercial Property from Offices to Two Separate Apartments

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

Date: 11/02/2025

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).

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 to a high standard with attention to detail and with the aim to ensure the street is enhanced.

Access

Access shall be from Great Ducie St.

Flood risk

This property is located in Flood Zone 1, an area with a low probability of flooding. Therefore, does not require a flood risk assessment.

Landscaping

Three trees will be planted. One at the front, and two at the rear of the house (see site plan).