

# DESIGN AND ACCESS STATEMENT

**Proposal:** CONVERSION OF FIRST AND SECOND FLOOR OFFICES TO EIGHT NUMBER APARTMENTS.

**ADDRESS:** 46-48 BURY NEW ROAD, MANCHESTER M8 8EL

**Date:** 04/11/2024

## **The Property**

The existing property is a three-storey building with shops on the ground floor. The upper two floors are currently Office and Storage use only. The existing building is approximately 10 years old and forms part of a short parade of terraced shops situated on the eastern side of Bury New Road, which is one of the main arterial routes from Manchester City Centre to the north into Salford, and on to Prestwich and the M60 beyond. The property has shops on the ground floor, and access to the upper floors is via a staircase from a separate door between No. 46 and No. 48.

## **The proposal**

The proposal is for the conversion of the first and second floors to eight number apartments. All the apartments meet the National Space standards and amenities.

## **Materials**

The external façade of the building remains unchanged.

## **Bins and collection**

The existing shared bin area and collection arrangement remains the same (at the back). A separate set of bins will be provided for the apartments.

## **Cycle and parking**

The Site benefits from two parking as it has exhausted the full extent of the site. However, there are nearby parking stations on the same street, such as, Hornby St Car Park. Eight number cycle is provided in the building.