

DESIGN & ACCESS STATEMENT

for



**Change of Use from Residential (C3) to Ground Floor
Retail [E(c)(iii)] and First Floor Flat (C3) at 86 Hemmons
Road, Longsight, M12 5ST**



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1. Introduction & Site Context

1. This Design and Access Statement accompanies the planning application for the proposed change of use from Residential (C3) to Ground Floor Retail [E(c)(iii)] and First Floor Flat (C3) of the end-terrace property at 86 Hemmons Road, Longsight, M12 5ST.
2. The application site is in proximity of Stockport Road and directly faces the Longden Road Industrial Estate, Hemmons Road, Gorton M12 5ST.



Directly facing the application site, numerous businesses exist, including windows suppliers, pharmacies, and car repair shops within Longden Road Industrial Estate

3. The surrounding neighborhood features a balanced mix of residential and commercial properties, making the proposed change of use both appropriate and advantageous for the local community.



Street view of various shops fronting the property

4. The application site has a precedent use of a Hot Food Takeaway, and its existing layout is well-suited to support a mixed-use development, combining retail and residential functions in a manner consistent with the character and needs of the local area.



Approximately 10 years ago, the ground floor of 86 Hemmons Road was used as a hot food shop, with the upstairs functioning as a flat. While the property has since been converted into a single dwelling house, we believe that reinstating the previous retail use on the ground floor is in alignment with surrounding uses in the local area and beneficial, especially given the changing demographics and growing demand within the community for local services.

5. The proposed conversion into a beauty salon is designed to create a self-employment opportunity for the owner while addressing the needs of the local community. The owner seeks to establish a local business that not only supports personal career aspirations but also contributes to the vitality of the area. The beauty salon will provide a valuable service to residents, offering a range of beauty and wellness treatments that are currently in demand within the neighborhood. This development aligns with the area's mixed-use character, where both residential and commercial properties coexist, and will enhance the availability of personal care services within walking distance for many in the community.
6. The owner has been a long-term resident of this area and an active member of the local community. The beauty salon will offer a range of treatments designed for women, addressing a gap in locally available services. The proposed development also supports the local economy by promoting a new, locally owned business, fostering both economic activity and community cohesion. The proposed beauty salon is a quiet, community-focused business that will contribute positively to the local economy and

the well-being of residents. Owner plans to plan to reside on the upper floor, whilst operating the beauty salon on the ground floor. This dual use will ensure the property is fully utilized, contributing positively to the local community.

7. The application site is well-connected to public transportation, with bus routes and a nearby train station providing easy access to the broader Manchester area.

2. Planning History

8. [Change of use of ground floor shop and flat above to form a single dwellinghouse \(Class C3\)](#)

86 Hemmons Road Levenshulme Manchester M12 5ST

Ref. No: 092813/FO/2010/N2 | Validated: Tue 30 Mar 2010 | Status: Decided

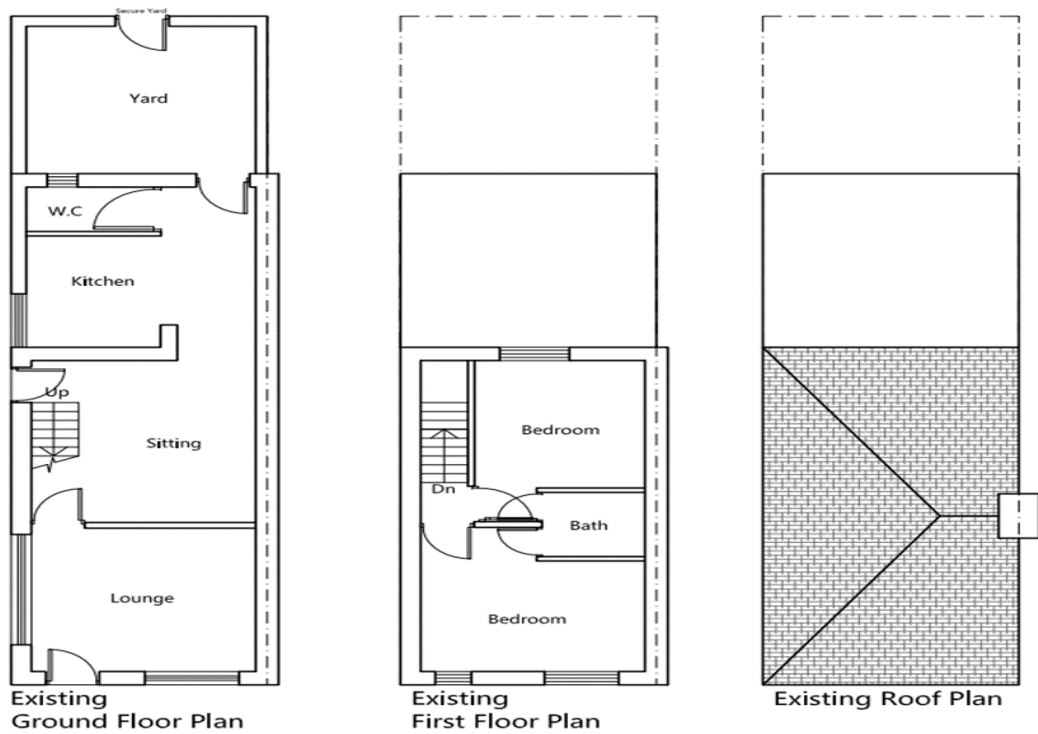
9. [Change of use from residential \(Class C3\) to retail shop \(Class A1\)](#)

86 Hemmons Road Manchester M12 5ST

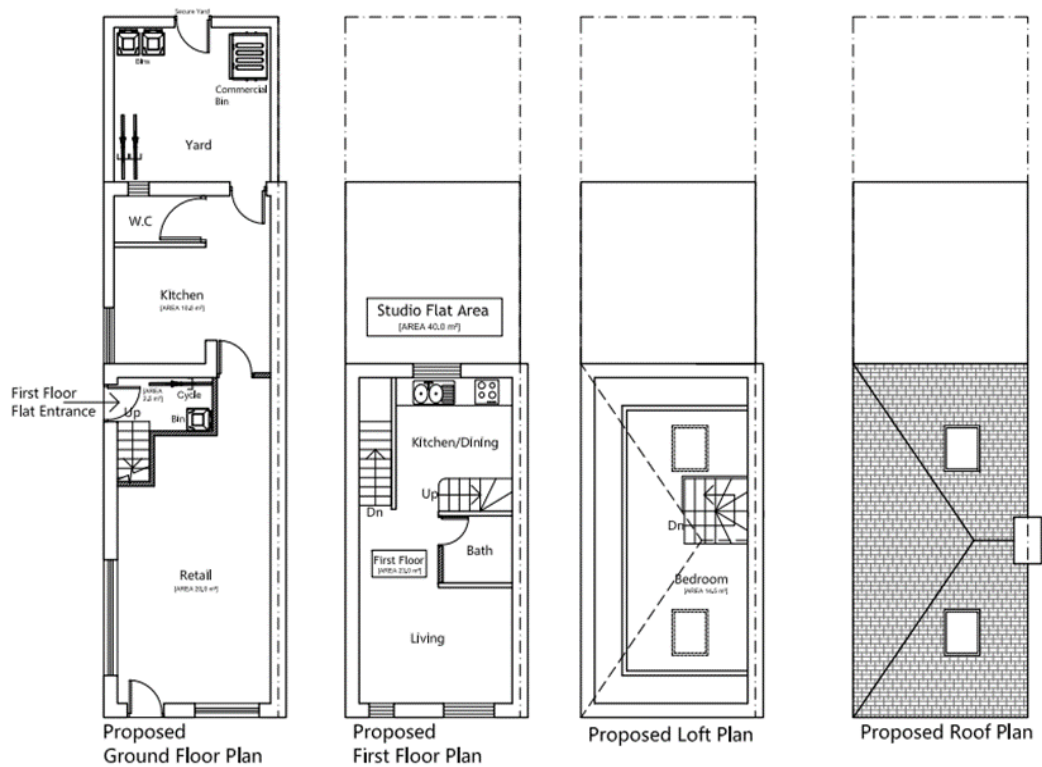
Ref. No: 123049/FO/2019 | Validated: Mon 10 Jun 2019 | Status: Decided

3. Design Proposal

10. The proposal seeks to change the use of the property from Residential (C3) to Ground Floor Retail [E(c)(iii)] and First Floor Flat (C3). Given the property's precedent as a Hot Food Takeaway, the existing interior layout accommodates Class E usage, with separate entrances to ensure functional and independent access of retail and residential use. The retail unit will be accessed from Hemmons Road, while the first floor flat will have its own entrance from Longden Road, ensuring privacy and convenience for both residential and commercial occupants.
11. The design proposal includes minimal external alterations, ensuring the character of the building is preserved while adapting it for the proposed retail use. The shop will feature a customer service area at the front, with storage and staff facilities located toward the rear. The entrance doors will remain unchanged.



Existing Floor Plan



Proposed Floor Plan: The internal layout ensures a clear and satisfactory separation between the residential and retail uses. Kitchen is relocated to the first floor, creating a distinct boundary between the retail space on the ground floor and the living space upstairs. This would ensure that the residential and retail areas function independently. Loft room creates additional living space in the second floor

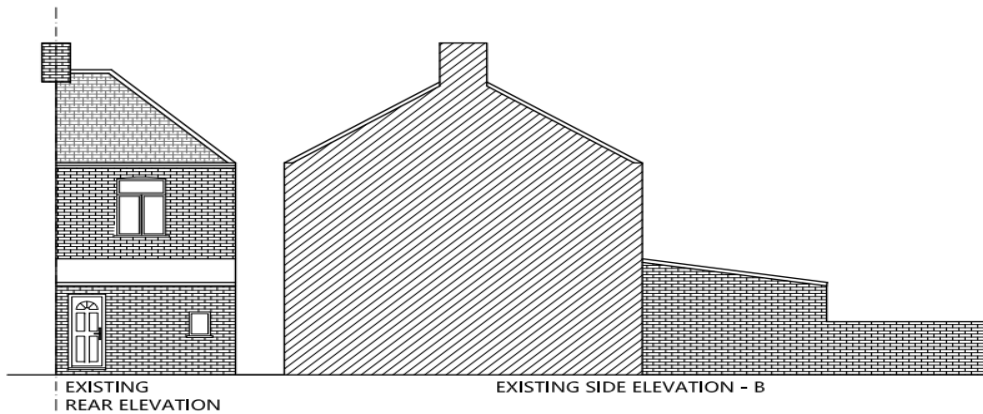
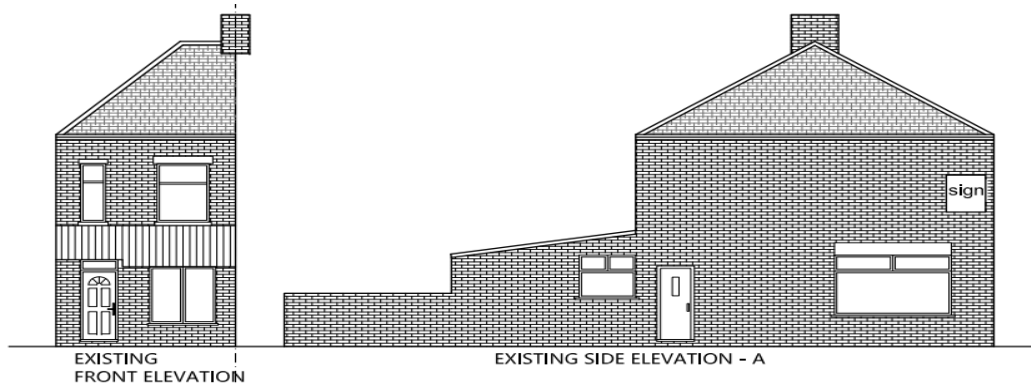
12. The rear yard area will be used for bin and cycle storage, providing a clean and practical solution for waste management and enhancing customer convenience.
13. The first floor will be converted into a self-contained residential flat, featuring a layout that includes a living area, kitchen, bedroom, and bathroom, ensuring comfortable and accessible accommodation. The residential use of the upper floor complements the mixed-use character of the area and will not interfere with the retail activities on the ground floor. With rising rental costs, the proposed flat offers an affordable accommodation option for either the shop owner or a resident, providing a valuable and cost-effective solution within the local community.
14. Proposed elevations are in keeping with the character of the local area. It will serve to enhance the streetscape rather than detract from it, preserving and improving visual appearance of the neighborhood.



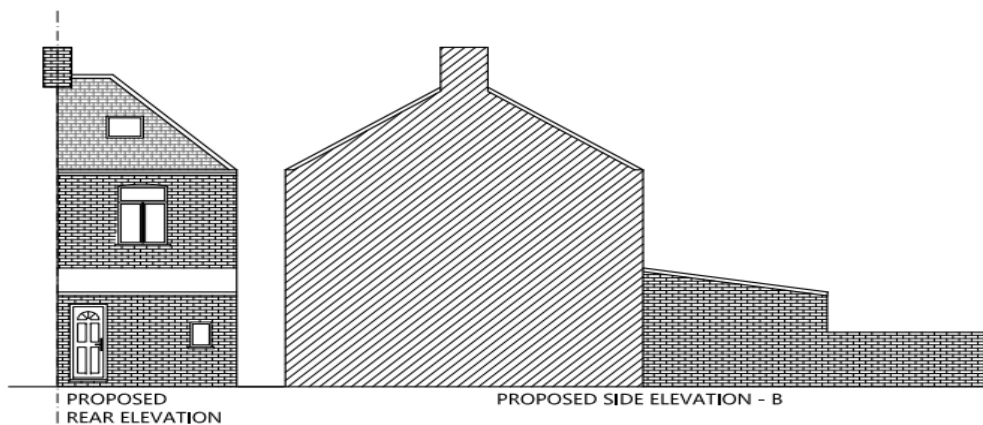
No significant alterations on the front elevation are proposed, aside from the installation of new signage, windows replacement and the fresh painting of external render



No significant alteration on the side elevation, aside from the installation of new signage and the painting of the external render, alongside front window replacement. Due to the premises' historical use as a hot food takeaway, there are already separate entrances for the retail unit (via Hemmons Road) and the residential unit (via Longdon Road). These distinct access points ensure that the resident occupying the upstairs flat will not be affected by the retail activities on the ground floor, maintaining privacy and minimizing disruption



Existing Elevations



Proposed Elevations

15. The proposed hours of operation are as follows:

- Monday to Saturday : 10:00-19:00
 - Sunday: 11:00 - 18:00
 - Limited operational hours, alongside the low impact nature of retail activity is respectful of the surrounding residential area.
16. The owner plans to install CCTV with both internal and external cameras to enhance security and surveillance. This installation aims to deter anti-social behavior in the area and will contribute to the overall safety and security of the premises and its surroundings.

4. Justification and Policy Alignment

17. The proposed development has been carefully designed to align with both national and local planning policies, aiming to enhance the vitality of the area while addressing the needs of the community. The revival of 86 Hemmons Road to its former use Class E is aligned with the following key policies and frameworks:

4.1. National Planning Policy Framework (NPPF):

18. Promoting Healthy and Safe Communities (Section 8): The NPPF supports the development of strong, vibrant, and healthy communities. Reviving a retail unit to its former use can contribute to local economic activity and serves the needs of the immediate community. Over the past few years, there has been a significant increase in the local Asian community, many of whom have expressed a need for convenient, locally accessible services, which the owner wants to address. A beauty salon would cater to this demand, providing essential services such as threading, make-up, and henna applications, which are particularly popular within the community.
19. Ensuring the Vitality of Town Centres (Section 7): The NPPF emphasizes the importance of supporting retail and service provision in accessible locations. The proposed change of use enhances the viability of local services and reduces the need for travel, contributing to sustainable development and local provision of essential services.
20. Delivering a Wide Choice of High-Quality Homes (Section 5): The proposal provides a flat on the upper floor, aligning with the NPPF's goal of providing a mix of housing types. The mixed-use nature of the development could be seen as optimising the use of land in a sustainable way.
21. NPPF Section 9: While the NPPF prioritizes housing development, it also recognizes the importance of a mix of uses in communities. A partial retail use on the ground floor could contribute to this mix, potentially improving the attractiveness of the area. The proposed beauty salon will play an important role in enhancing the well-being of the local community by providing services that contribute to personal care and confidence. These

services are vital for promoting a positive self-image and overall mental health, which aligns with broader NPPF public health objectives.

22. The NPPF Section 12 emphasizes the importance of sustainable transport. Proposed retail usage is well-served by public transport and encourages walking and cycling. Providing services locally will reduce the need for residents to travel long distances helping reduce congestion and promoting sustainable lifestyle.
23. In conclusion, the development supports the NPPF's objectives of promoting sustainable development, contributing to the vitality of town centers, and providing accessible services. The introduction of a retail shop enhances the economic viability of the area, while the flat provides much-needed low cost residential accommodation.

4.2. Manchester City Council's Supplementary Planning Documents (SPDs) Core Strategy Development Plan Document (2012)

24. **Policy EC2: District Centres, Local Centres, and Community Services** prioritizes the preservation and enhancement of local retail, services and community amenities to cater to the daily needs of residents. The proposed development should specifically address the needs of female customers, who often prefer to access beauty salon services within local area.
25. The proposed change of use brings the potential benefits to the local community, such as improved access to services, job creation, and contributing to the local economy. This proposal supports the social and economic goals of both the NPPF and Manchester's local policies.
26. **Policy H2.7: Conversion of Buildings to Flats:** The Core Strategy supports the conversion of existing properties into flats where it does not harm the character of the area. This statement demonstrates that proposed mixed use is aligned to character of the area and contribute to the vitality and viability of local areas, by serving the community while maintaining residential accommodation.
27. The SPD emphasizes the importance of maintaining the character of existing neighborhoods. Proposal ensures that external alterations required for the conversion are sensitive to the existing streetscape and character of the area. This will help in aligning the proposal with the SPD's design principles of Design Quality and Character.
28. Manchester's Local Development Framework: Core Strategy Alignment:
 - Policy SP1 (Spatial Principles): The conversion of the building contributes positively to the neighborhood by reusing an existing structure, enhancing the local character, and providing a mix of residential and commercial uses.
 - Policy C1 (Centre Hierarchy) and C2 (District Centres): The development supports the role of district centers by adding to the local retail offer and ensuring services are accessible to residents.

- Policy T1 (Sustainable Transport) and T2 (Accessible Areas of Opportunity and Need): The site's proximity to public transport links and the provision of secure cycle storage encourages sustainable transport modes, reducing reliance on private vehicles.
- Manchester City Council's planning policies often encourage mixed-use developments in urban areas. Converting a portion of a residential property to a retail unit aligns with these goals by promoting diversity in land use.

4.3. Other Considerations

29. **Precedents in the Area:** There are several examples in the vicinity where end or mid-terrace properties have been successfully converted for retail use, without causing significant issues. These conversions illustrate that the proposed change of use is consistent with the character and development pattern of the area. The proposed use of retail use as beauty salon is low-impact and will not significantly alter the residential character of the area, whilst bringing potential benefits to the community, such as increased foot traffic, local economic activity and community cohesion.



Corner shop at Mathews Lane/Brooke Ave



Corner shop at Mathews Lane/Damien Street



Corner shop at Mathews Lane/Cuthbert Av



Corner and Mid terrace shops at Mathews Lane/Stovell Avenue



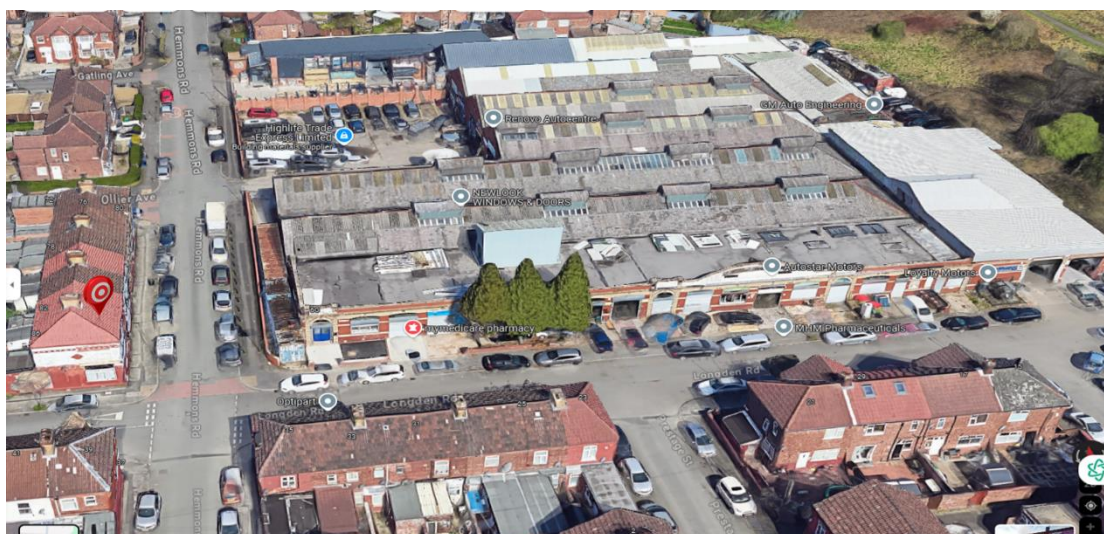
Corner shop at Mathews Lane/St Oswald St



Corner shop at 43 Hemmons Road



Numerous precedents of corner shop and mid terrace retail conversions exist in the local area e.g. Mathews Lane/ Stovell Avenue



Presence of various businesses fronting the application site on Longden road, demonstrate the proposal is aligned with existing development patterns.

30. Over the past few years, there has been a changing demographics in the local area with a notable increase in the local population, particularly among the Asian community. This demographic shift has brought with it a demand for beauty salons, which are currently underserved in the immediate vicinity. The proposed salon would meet this growing need, providing convenient and culturally relevant services to the local community. Allowing the proposed retail use would support local well-being by providing a service that enhances personal appearance and confidence, which are important aspects of mental health and community well-being. Moreover, the convenience of having such services locally reduces the need for travel, contributing to sustainability goals and reducing traffic congestion.
31. The proposed beauty salon would not only serve the local community but also complement the residential nature of the area by providing a quiet, low-traffic service. Unlike a general retail shop, the salon would attract a smaller, more specialized clientele, thus integrating smoothly with the surrounding residential environment.
32. The introduction of this retail use could act as a catalyst for local economic activity, particularly as the area experiences demographic changes. By providing a needed service, the salon could draw modest foot traffic, which in turn supports the viability of other nearby businesses and the overall vitality of the neighborhood. A locally operated retail unit can enhance the community feel of the area by providing residents with a local shop or service. This can improve the overall quality of life and contribute to a more lively, safe, and secure neighborhood.
33. The proposed development includes the construction of a loft, which will create additional living space on the top floor. This expansion is designed to ensure that the property remains suitable for 1 or 2 persons living. Additionally, the revival of the shop on the ground floor aligns with the regeneration objectives of the area by promoting economic activity and attracting economically active households. Importantly, this proposal does not result in the loss of family housing stock, as it effectively utilises the space on the second floor to enhance the living area without compromising the residential integrity of the building. This balanced approach supports the dual goals of economic revitalization and residential stability within the community.

5. Access and Inclusivity

34. Beauty salons operate an appointment booking system and demand on parking is not accepted to be huge. Lack of traffic management in the vicinity indicate that parking is not at a saturation point and conversion

will not demonstrably affect living conditions of nearby residents in the locality, given a) Local area is reasonably served by local bus services, b) the potential limited change in occupancy numbers, c) given the area accommodates various surrounding businesses, the proposal is unlikely to cause significant harm to living conditions of nearby residents in the locality as a consequence of parking demands.

35. We anticipate that many customers will choose to walk or park nearby, mirroring their current habits in the shopping district. Public transportation, especially given Levenshulme's central location, will also be a convenient option. Thus, proposed development is unlikely to generate any significant accumulation of vehicle trips. It is accepted that any slight increase in trips can be absorbed on the existing highway network.
36. The development has been designed with accessibility in mind. The retail shop on the ground floor will have a low-threshold entrance, ensuring easy access for all customers, including those with mobility challenges. Internally, the layout provides sufficient circulation space within the shop, accommodating a wide range of users. While the existing building constraints limit the ability to provide full disabled access to the first-floor flat, the benefits of providing a sustainable use for the building are significant. The flat will be accessible via an internal staircase, and the design will incorporate features to enhance safety and ease of use for future residents.

6. Environmental Considerations

37. Bin stores are indicated on the proposed site plan at rear yard boundary. Companies such as Biffa would be engaged to collect waste in the most efficient manner possible. Access can be provided on a permanent basis for collection days and arrangements agreed with the local authority prior to operation of the site. Both the retail shop and the residential flat have appropriate facilities for the storage and collection of waste and recycling. The plan includes designated areas for general waste, mixed recycling, and food waste, in line with Manchester City Council's waste management policies.
38. The external storage containers for retail usage will be stored to the rear yard, accessed for collection from Langdon Road. In line with local street practices, the upstairs flat will utilize a communal bin located in the alleyway for resident waste disposal.
39. Provided bins will provide vermin proof storage. Owner will maintain cleanliness and prevent odors and pests in the waste container storage area. Flooring used will be non-porous, easy-to-clean sealed concrete, which is regularly cleaned and disinfected regularly. All waste containers

will have lids to contain odors and prevent pest access. Containers will be cleaned and sanitized regularly to prevent buildup of grime and odors, using a cleaning Schedule which will include daily wiping down of surfaces and regular cleaning of waste containers.

40. The proposed retail use of a beauty salon is inherently low-impact and will focus on non-invasive services such as threading, makeup, and henna application, ensuring minimal noise and disruption to the neighborhood. This contrasts with other previous retail uses of the premises as a pizza shop, which could have more disruptive impacts due to late night operations. Operations limited to regular business hours, further mitigate any potential disturbance to the residential character of the area. Local presence of owner ensures operating business in a manner respectful of residential character of the area, ensuring that it integrates seamlessly into the neighborhood.
41. To further mitigate any potential noise impact from the retail activity, noise attenuation measures will be implemented to ensure the residential amenity of the upstairs flat and surrounding properties. Thus, the retail shop will add vibrancy to the area without detracting from the residential nature of the neighbourhood.

7. Conclusions

42. Premises previously operated successfully as a retail unit. The transition back to a retail use, especially one as non-intrusive as a beauty salon, should be seen as a logical and contextually appropriate development given the current community needs.
43. We would like the support of the local authority for this change of use application as it would: a) Change the use to create a quality beauty saloon in this prominent location; b) Create jobs in the area; c) Regenerate and create greater activity within the vicinity of the building and its surrounding businesses; d) proposal aligns with both local and national planning policies; e) The proposal offers economic, social, and environmental benefits to the local community by providing accessible retail services and much-needed low cost residential accommodation. The design respects the existing character of the area while ensuring that the development is sustainable, accessible, and inclusive. Thus, we respectfully request that Manchester City Council grants planning permission for this development, recognising its positive contribution to the neighborhood and its alignment with planning objectives.