

**Proposed Rear Dormer to Accommodate Third Floor, Ground Floor
Extension and External Alterations
3 Bury New Road
Cheetham Hill
M8 8FW**

Design and Access Statement



1. Introduction

- a. This planning application is submitted on behalf of Mr Amir Salim the owner of 3 Bury New Road, Cheetham Hill M8 8FW in support of his application to construct a dormer to the rear of the property to facilitate the introduction of a third floor, together with a ground floor extension at the rear and external alterations.
- b. The proposal will allow the first and second floors to be refurbished into offices with the third floor providing storage for files on conjunction with the office use. The ground floor will be used as a retail unit, with the single storey extension to the rear to provide an enclosed refuse / re-cycling store.
- c. The proposal also includes the provision of Velux roof lights to the front roof slope, new windows to the front elevation and new windows to the rear / side elevation of the existing outrigger extension to service each of the rooms.



View from Sherborne Street



View of existing flat and pitched roofs to rear, above which proposed dormer to be constructed

2. Site and Context

- a. The site is located on the West side of Bury New Road near to its junction with Sherborne Street.
- b. The property comprises a three storey plus basement terrace, previously used as retail and currently vacant.
- c. The property is located in a predominantly commercial area.
- d. The bi-fold doors / screens will be retracted during trading hours and shut when the premises are closed.

3. Amount and Scale

- a. The proposal includes a ground floor extension to the rear which covers the existing rear yard and extends to approximately 13m².
- b. In addition it is proposed to construct a dormer above the existing pitched roof at the rear and the flat roof of the outrigger to allow the introduction of third floor which will provide approximately 68m² of accommodation.
- c. The existing second floor will be lowered by approximately 270mm to provide more headroom below the existing front roof pitch.

4. Appearance

- a. The South elevation of the proposed dormer will be clad in trapezoidal steel sheeting to match the existing cladding on the adjacent gable elevation.
- b. The rear elevations and flank elevation to the outrigger will be rendered (colour Ivory) to provide a more attractive uniform appearance.
- c. The new windows to the front elevation on the first and second floors will have black out film applied to the over panels to conceal the lowered second and proposed third floor construction.
- d. The flat roof formed by the single storey extension will have a laminated glazed balustrade at the end to allow same to be used as an external amenity area by the office employees.

5. Access and Security

- a. The property is in a highly sustainable location with a GMAL rating of 8.
- b. The property has an existing basement that can be accessed via a security door at the rear and can be used to securely store bicycles for staff.
- c. The main entrance doors to the front and emergency exit door + refuse/recycling storage doors to the rear will be security doors complying with PAS24:2012.

6. Sustainable Development

- a. The efficient use of an existing building represents the highest form of sustainable development. The property will be refurbished to a high standard to provide accommodation for a retail unit on the ground floor with self contained office and associated storage accommodation to the first, second and third floors.
- b. The proposal will provide 7 full time and 4 part time jobs to drive the local economy.
- c. The utilisation / re-purposing of the building will bring life back to a drab and under utilised section of Bury New Road, to the benefit adjacent business and the local community.

Appendices