



**Design & Access Statement
(96)001 PL0**

For

**193 Wilmslow Road
Manchester
M14 5AQ**

(18.10.24)

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 Jupiter Properties Ltd to produce this report, which aims to provide information on the existing site and the development works to the site at 193 Wilmslow Road, Manchester, M14 5AQ.

The property sits within an established shopping district of Rusholme where there is a diverse mix of businesses types and residents in the area. There are numerous properties with residential accommodation and flats above commercial premises. There are numerous residential dwellings on adjoining streets off Wilmslow Road itself.

The site is on a main arterial route into Manchester City Centre.

There is no off street parking available within the site.

The site has no rear back yard due to the site being extended and developed historically but there is a communal access to the rear for servicing and maintenance etc.

3. Proposal

The application relates to a planning application for an existing building which is used as a retail unit (Class E) with ancillary accommodation above. The proposal looks to retain the ground floor Retail unit but create 1no. independent four bedroom flat above with separate access. The flat would create spacious accommodation with 2no. bathrooms, a bedroom with an attractive open plan kitchen/dining/living room to the first floor level. The top floor would consist of 3no. bedrooms and a shower room.



Access to the flat would be via the existing side door which is via a generous genal to the side of the property. There is an existing internal staircase which would lead to the first floor accommodation.

The other element of the works is to remove majority of the single storey rear extension but retain the foundations and walls up to a height of approx. 600mm. The extension would be rebuilt from this point upwards due to the poor state of the roof and walls. The roof of the single storey extension has been redesigned to increase the roof pitch to accommodate a traditionally tiles roof which would improve the aesthetics of the building.

The overall site area is approximately 0.0190 hectares (190m²).

The existing GIA of property is 2055sq.ft (191m²).

The proposed GIA of the retail unit is 882sq.ft (82m²).

The proposed GIA of the upper floor flat is 1001sq.ft (93m²).

The remainder of the space lost is due to the bin store created to the rear.

4. Bin Storage

Currently, there are no dedicated bin stores and bins are positioned to the side of the building which is within the ownership of 193 Wilmslow Road. However, we have proposed for the bin stores to be created within the footprint of the building so the bins are not unsightly and securely enclosed for the benefit of the retail unit and the flat above. Waste can be managed by specialist waste management firm for weekly collections.

5. Conclusion

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

- Make better use of the retail unit and meet their demands
- Create a quality residential accommodation above which is in line with government targets of creating new homes.
- Create an improved building with a new structure to the rear which would be all to current building regulations.
- Maximise the potential of the site for the future.

