

DESIGN AND ACCESS STATEMENT

50 Bury New Road, Strangeways, Manchester M8 8EL
Proposed Extensions and Alterations to Form 4no Self-Contained Flats above the
Ground Floor Retained Vacant Shop Unit
For Lucky Singh Properties Ltd

GENERAL

Site History and Background

The site of approximately 122sq.m consists of a ground floor shop unit including basement with three storey office facilities over that has been vacant for approximately 2 years. The property is approximately 100 years old and constructed in brickwork with a slated roof. There is no known planning history.

Environs

The building is located at the north end of the Strangeways commercial area on Bury New Road close to the Waterloo Road/Broughton Lane traffic light controlled junction. The site is surrounded by commercial properties with access to the Howard Street at the rear.

Security by Design

The ground floor is secure to the front and rear.

The Proposal

The existing building is in poor but reclaimable condition and the proposals are to refurbish all surfaces after construction of extensions and loft conversion with rear dormer on the three upper floors into four self-contained flats and the formation of a new rear covered bins and cycle storage area. All works to comply with current Building Regulation requirements.

Car Parking

There is no car park but 4no cycle spaces have been provided to the side.

Waste Management

A new waste management strategy for the shop and flats has been designed to ensure standard procedures are carried out with the new commercial bin and residential bins located with the bins pick-up area positioned at the end of the rear passage front to Howard Street.

Landscaping

No area is available for amenity or landscaping

Conclusion

We are of the opinion that the proposed new flats are not a detrimental use of the building in the area that is presently surrounded on both sides at the rear by taller buildings that will enhance the property and the surrounding environment to the benefit of all parties concerned.

Accommodation Schedule

Flat 1 – 38.5sq m

Flat 2 – 38sq m

Flat 3 – 37sq m

Flat 4 - 59sq m

All flats have been designed to comply with as close as possible to the minimum 37sq m area of flat space standards of the National Described Space Standards each one with additional space being allocated in the new basement storage area