DESIGN AND ACCESS STATEMENT

1 Chiswick Road, Didsbury, Manchester M20 6 PZ
Proposed Alterations, Rear Extension and Loft Conversion to Extend the Existing Self-Contained Flat and Associated Works
For MCR 7T7 Ltd

GENERAL

Site History and Background

The site of approximately 94sq.m consists of a ground floor "food bank" shop with an existing 2-bed first floor Flat over that have been vacant since October 2022
The main building is approximately 150 years old con structed in brickwork with a tiled roof with a rear asbestos roofed timber framed garage approximately 60 years old that has been converted into a storage area.
The property did not receive planning permission reference 067664 on 15th May 2003 but the works to the property were noted
There is no other known planning history

Environs

The building is located to the east of the Didsbury commercial and shopping area in the centre of the small shopping area of School Lane at its corner to Chiswick Road
On the rear of the frontage to School Lane are terraced residential properties with most of the upper floors of all adjoining commercial properties with self-contained flats
All these properties are served with entrances to a rear passage
The shop can only be accessed from School Lane and the flat from Chiswick Road

Security by Design

The ground floor is not secure to the front, side and rear
A new disabled access ramp will be provided to the shop

The Proposal

The existing gable wall facing Chiswick Road is out of plumb and part of the scheme is for it to be rebuild which together with and steep staircase to an inadequately designed first floor flat has instigated a new design on the whole building that includes a new rear extension that has also occurred at the rear of other shop units in the immediate area
The proposal is to carry internal alterations totally refurbish the building re-levelling the upper floors to form 1no correctly designed self-contained flats
The rear yard of the building has been reinstated to include 2no cycle storage area for flat tenants and separate bins area and storage for the shop accessed from Chiswick Road
All works will comply with current planning sized rooms and storage areas with one three-bed studio upper floor flat of 80sq m with separate entrance from the shop with all works to comply with current Building Regulation requirements

Car Parking

There is no car park but 2no cycle spaces have been provided

Waste Management

A new waste management strategy for the shop and flat has been designed to ensure standard procedures are carried out with the new residential bins located with the bins pick-up area positioned at the end of the rear passage to Chiswick Road

Landscaping

There is remaining existing hard standing to shop and flat will be retained

Conclusion

We are of the opinion that the proposed new flat is not a detrimental use to the area as it is surrounded by similar buildings in flats with adequate services that enhance the property and the surrounding environment to the benefit of all parties concerned.