



Design & Access Statement (96)001 PL0

For

**1016-1018 Stockport Road
Manchester
M19 3WN**

(07.02.24)

1. Consultant Details

All correspondence regarding this matter is to be sent to:

Ahmed Choudhry

NADA Architects

169 Kingsway

Burnage

Manchester

M19 2ND

Tel: 07974 735527

E-mail: ahmed@nadaarchitects.com

2. Introduction

NADA Architects have been appointed by Mr Muhammad Shahid to produce this report, which aims to provide information on the existing site and the proposed development works at 1016-1018 Stockport Road, Manchester, M19 3WN.

The named property sits on a prominent location on Stockport Road and is mid terrace commercial property amongst a busy shopping parade. It is within a busy shopping district of Levenshulme and a stone's throw from Stockport town centre. There are a mixture of all business types within the area from retail to estate agents to restaurants and cafes. The remaining surrounding context is a mix of residential within the side streets but mainly commercial business premises.

There is existing large yard area to the rear of the property which has access via York Street. The yard area has vehicle access but is quite narrow for access.

There is limited on street parking to the front.

The existing Class E business has been operating for some years as a Solicitors office and estate agent with office space to the upper floors.

The overall site area is 0.0292 hectares (292m²). (Unchanged)

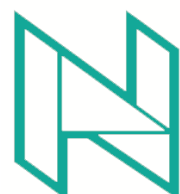
The existing building has a GIA of 3175 sq.ft (295m²).

The proposed GIA of the extension only is 1506 sq.ft (140m²).

The proposed building including the extension has a GIA of 4563 sq.ft 424m².

3. Design Proposal

The proposal for the applicant is to extend the property two storeys to the rear to improve the facilities for the business by way of creating conference



facilities, archive/storage facilities, kitchenettes, and staff room for small scale recreation space like table tennis table for out of hours or work breaks.

The extension is to be flat roof which is in line or similar to the neighbouring extensions.

There is an existing external escape stair to the rear which is to be redesigned and new staircase proposed leading off the new extension.

As part of the proposal we are retaining the shop front as existing.

4. Justification for Proposed Development

The business operations have diversified over the years and requires redesign internally particularly with focus on the needs of the existing staff.

At the moment, the building is not utilised economically and requires some reconfiguration with the demands of the business. The filing storage is currently on the top floor which is not practical. With the nature of the business you may be aware, solicitors are required to file and store works for up to 6 years. Therefore, the files need to be more easily accessible on a day to day basis. Hence why a lot of the file storage will move to the proposed rear extension as indicated.

Also, the applicant would like to provide and create some social activities for their staff before and after working hours. And possible even during lunch hours. This is by way of a small gym and possibly a table tennis on the ground floor.

Currently, there are no facilities to hold formal meetings other than a small consultation room which is not adequate. The business requires a large conference room to enable important meetings and cases to be discussed at length where various parties are involved.

The remainder of the accommodation is small kitchenette facilities on each floor to cater for clients as and when they visit. This is a basic requirement for office businesses.

No, staff numbers are not expected to change. The remaining business operations will only be affected by more efficient use of space and increased facilities, making a better environment and facilities for the staff and of course the clients visiting the property.

5. Hours of Operation

The opening hours as proposed are as follows:



- ♦ Monday – Friday 9am till 5pm
- ♦ Weekend & Bank Holidays – Closed

6. Security Measures

The site is secured with motorized roller shutters to the front which are existing. CCTV is already installed as existing to manage any anti social behaviour inside and out of the premises. This will assist the local police for any crimes committed in and around the development site. The CCTV system will be extended to protect the rear of the property as necessary.

7. Bin Storage

Bin stores are indicated on the proposed bin storage plan, situated at the rear of the premises. This is the existing bin storage location and is to remain the proposed arrangement.

8. Conclusion

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

- Help improve the facilities for this established business
- Create improved staff working and client facilities

