

DESIGN AND ACCESS STATEMENT

Land Next to 206 Abbey Hey Lane, M18 8TW



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1.0 Introduction



Figure 2 : Illustration of site location

This Design and Access Statement has been prepared in relation to the Full Planning Application for the proposed change of use from house to shop.

Whilst we note this area to be highly sustainable development location, we have approached the scheme with a hybrid strategy thus providing best of both options with maximum flexibility.

1.1 Proposals

The application proposes part ground floor change of use from house Class C3 to a corner shop Class E at 206 Abbey Hey Lane. The proposed site is surrounded by the traditional terraced, render and brick finish houses. In appearance being the end terrace the proposed change of use with shop front in place of existing large window will fit to the street scene. Amenity space is provided within rear garden.

1.2 Site and surroundings

The site is located on the Abbey Hey Lane, Manchester, 208 Abbey Hey Lane is to the South, Horatio Street is to the North, and Back street to the West of the proposed Site.

The surrounding area is characterized by traditional terrace houses

The site benefits from being within an established residential community. It is within easy walking/cycling distance of a range of local services/facilities including, post boxes, main bus routes, schools, parks, and in need for a small convenience store/corner shop. This addition will benefit the local community and will be a healthy helpful addition to serve local community.

It is therefore evident the site is in a highly sustainable location.

1.3 Planning History

None.

1.5 Proposed Access

The plan marked below illustrates main routes of access / egress for our proposed development, the details of this are found.



Figure 3: Access / egress routes for residential

The site is situated where there is no restriction to the highway in front, also bus route is on walking distance.

2.0 Statement Proposals

2.1 Principle of the development

The application site is previously used as a family house, and will remain the same with addition of a small family business run by the family as well as they remain living at the first floor and rear rooms of the house, Front room and part rear room will be used as a corner shop, with addition of a shopfront and roller shutter at front for safety peruses. This site is located within an established residential area and is within close proximity to a high number of services and facilities.

2.2 Impact on the character and appearance of the area

The proposed change of use and shopfront would not appear as an incongruous feature within the local landscape and would readily assimilate into its surroundings due to its design being being a corner property reflective of existing properties locally/nearby.

The proposed change would not have an adverse impact on the character and appearance of the area and will integrate well into the urban grain.

Materials would match those of existing changed dwellings locally as described on the plans and would be agreed with the Local Planning Authority.

Of significant benefit is providing a corner shop in the much needed surroundings. This will improve the appearance of both the site and the street scene.

2.3 Impact on amenity

The proposal is commensurate with the surrounding interface distances and will make an efficient use of this site.

The amount of amenity space is favorable and will contain, garden and bin space.

2.4 Impact on the highway

The assessment of the sites setting and surrounding's has shown that it is in a highly sustainable location with excellent public transport links.

2.5 Access

Access from Abbey Hey Lane to provide easy access, and form back street.

2.6 Refuse

Sufficient width on refuse storage has been accommodated to ensure the access of bins generally are viable for occupants, the bins shall be taken to the boundary line for general refuse collection as designated by the council, according to local authority's policies.

2.7 Waste Collection

According to council policies.

2.8 External Door Entry / Exit

The surrounding buildings along the main frontage all generally in alignment and in level with the existing foot-path paving, Main door for the house and aluminium shopfront for the shop and one door to the rear for access to the garden.

2.9 Internal layout

Ground floor existing house entrance, rear kitchen, living room to the rear will remain the same, the front room and part rear room to be converted into a small convenient store which will sell household daily needs as milk, bread etc. the front large window to be replaced with an aluminum shop front and roller shutter, for appearance and safety.

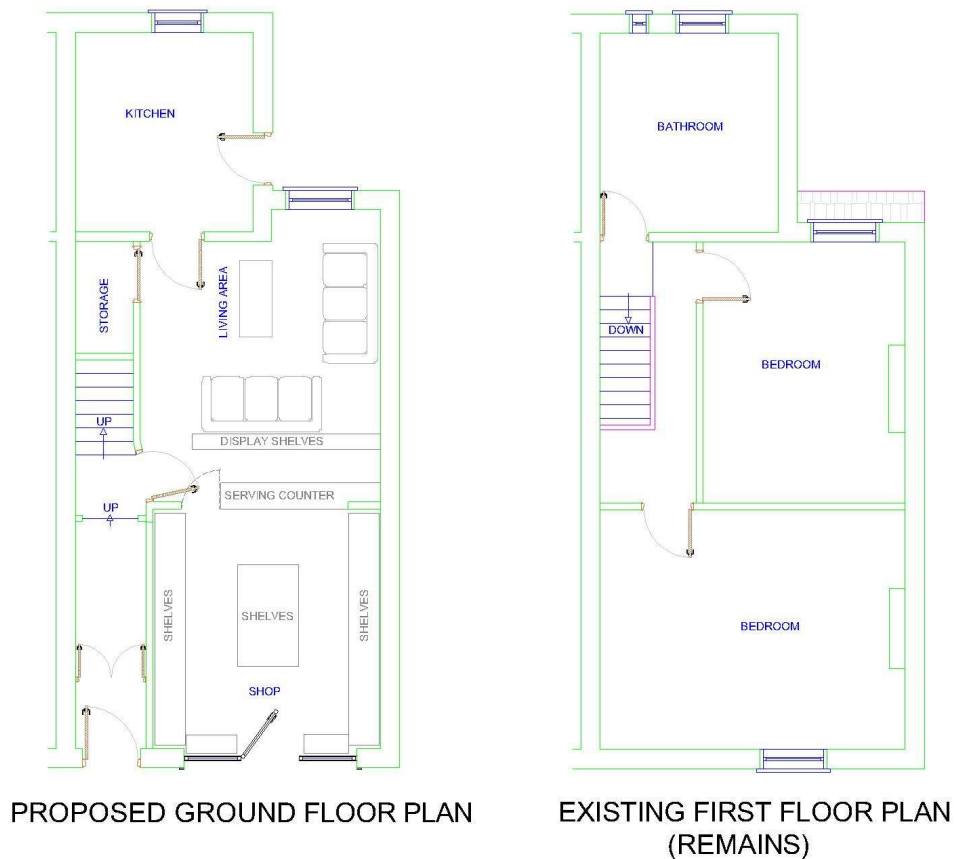


Figure 4: Floor Plans

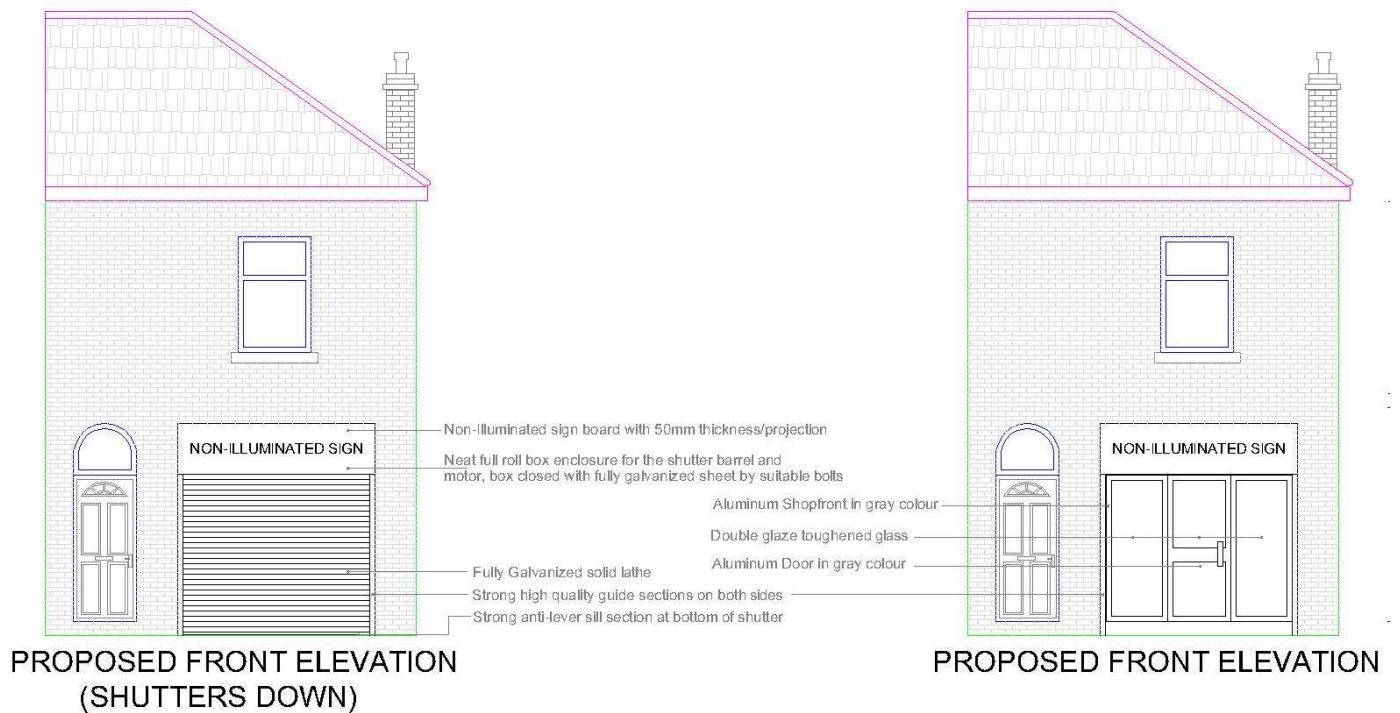


Figure 5: Proposed Front Elevations

2.10 Main Building

The proposed appearance of building will integrate to street scene due to being on the end/corner building, typically reflects a corner shop.

2.12 Maintenance Strategy

Generally, all external faces of the buildings are proposed to be accessible with tele pole system for washing of windows up to the second floor. Roof maintenance shall be via a scaffolding system to the sloped roofs, a detailed submission of the temporary works proposals will be issued to the council prior to any works undertaken to these areas.

2.13 Flood Risk

The flood risk appears to be low.

2.14 Sustainability Appraisal and Energy Statement

Proposed windows will have double glazed units cavity filled with Argon gas for high performance.

3.0 Conclusion

3.1 Design principles were based on Local Planning Policies and the NPPF, and produced high quality design that respects the character of the immediate area and aims to contribute to the local built environment.

3.2 We have considered all relevant planning and design aspects in our proposed scheme and believe that the strategy as outlined is deemed suitable for the development being proposed.