

304 Parrs Wood Road, Manchester, M20 6JY

Design and Access Statement

Change of use, conversion of a hot food takeaway to two, self-contained flats (incl, partial demolition on the ground floor and loft extension to the roof).

1. Introduction

This Design and Access Statement supports the planning application for the change of use and conversion of the existing hot food takeaway located at 304 Parrs Wood Road, Didsbury, Manchester, M20 6JY; to two self-contained three-bedroom flats, including partial demolition to the ground floor and a new hip-to-gable extension to the roof.

2. The Existing Building and Use

The existing building is currently arranged over 2 storeys.

The ground floor is set out as a hot food takeaway (Sui Generis) to the front, with various storage rooms, food preparation area and kitchen to the middle and rear of the building. The ground floor was previously extended in 2003 (Ref. 067626/FO/SOUTH2/03) infilling the rear garden to provide additional storage and food preparation area.

The first floor is set out as a residential accommodation connected to the takeaway; it is currently arranged with the living room set at the front of the property and 2no. bedrooms and a bathroom to the side and rear of the property.

There is no existing garden space due to the previously erected extension, but there is a secondary access of c.1800 width retained to the side.

3. The Proposed Scheme

The scheme has been designed to conform with the National Space Standards whilst still working within the existing building fabric. A small area of the existing extension is proposed to be demolished to create an external amenity space for the ground floor flat (Unit 1) and a hip-to-gable loft extension is proposed to the roof to create additional living accommodation space to the first floor flat (Unit 2).

The proposed scheme provides the following accommodation:

- **UNIT 1**

- 3 bedroom / 4 persons
- 80.0sqm Gross Internal Area
- 3.28sqm built-in storage space (after excluding 0.72sqm of wardrobe area).
- 13.7sqm external courtyard space
- 1no. Car parking space to the front
- 1no. Cycle storage to the side.
- 3no. 240L refuse bin and 1no. 23L food waste caddy

- **UNIT 2**

- 3 bedroom / 5 persons
- 100.0sqm Gross Internal Area
- 4.55sqm built-in storage space (after excluding 0.72sqm of wardrobe area).
- 1no. Car parking space to the front
- 1no. Cycle storage to the side.
- 3no. 240L refuse bin and 1no. 23L food waste caddy

4. Loft Extension

The total volume added by the loft extension will be 43.1m³. The design of the roof extension will be of a flat roof box dormer clad in horizontal composite panels. The windows are orientated towards the rear of the building only to avoid overlooking.

5. External Courtyard

A partial demolition of the existing ground floor extension to the north western part of the site is proposed to create an external courtyard. This is required to provide an external space to the ground floor flat and also provide natural light into this rear portion of the building. The courtyard will have direct access from the ground floor flat and will be paved with grey flagstones and box planters to the perimeter. A new timber fence is also proposed at 2m height along the boundaries to provide privacy to the courtyard.

6. Transport and Parking

The site benefits from good access to public transportation, with bus routes on Parrs Wood Road, Burnage Train Station within 0.3m distance (7mins walk) and Didsbury Village Tram Station within 0.6m distance (13mins walk).

The car parking provision to the site will be unaltered. Currently there is space for 2no. spaces to the front. Each of these spaces will be demised to the flat.

A further cycle storage is proposed in the scheme within the shared access on the side.
1no. Cycle storage will be provided per flat.

7. Access

The access will remain unaltered and made no worse than existing. Due to the existing levels of the site and the existing arrangement of the building, a level access throughout will not be achievable.

8. Fire

The two flats will be designed and constructed in compliance to the current Approved Building Regulations Documents Part B(1):

- The two flats will have a fire compartmentation of 30 mins fire resistance minimum on the walls and floors.
- New interlinked fire alarm systems to be installed on both flats as a means of warning.
- Unit 1 will provide access to the courtyard and fire escape via windows on the ground floor.
- Unit 2 will have a fire protected hallway through all 3 storeys, providing a final means of egress to the front of the building.
- The fire brigade access is unaltered from the existing building.