Design and Access Statement

Introduction

This design and access statement forma part of the application provision supportive information and details for the proposal of change of use of Unit 1, 48 Hamilton Rd, Longsight, Manchester M13 0PE from car showroom and offices to ceramic showroom, and a self-contained flat.



Site location

History and the existing condition:

Please see enclosed floor plans and site location plan. The property is an old building that sits on the junction of Slade Grove and Hamilton Road. It used to be a textile/knitwear factory, and part of the building nearby is still operating as a textile manufacturer. It has been used as a car showroom for the last few years, with part of it used as offices. It is now vacant. The new tenant would like to change the use to a ceramic showroom, with its offices and storage area. He would like to change part of the exiting office space into a self-contained flat.

The building is in overall bad condition, with in-active frontages and low interaction with the surrounding streets. It is also crowded with cars parking on the pavement as part of the existing business' nature.

The existing use of the property had a bad impact on the street and the neighbours in general. The junction has two retail shops opened at the corners which helped to activate the corner and make the urban journey more engaging.





Building condition, and the effect of the existing use (car sale) on the street



Building corner from Slade Grove



Building main elevation from Hamilton Road



Two shops at the corner opposite to the building

The proposal:

The site location sits just outside the edge of a highly accessible area highlighted in the UDP as retail core in which the council would encourage and support proposals for retailing. This makes the site a good candidate for the proposed use. The proposal divides the unit into 3 uses: a ceramic shop at the ground floor, with its dedicated storage and service area, and an office space to facilitate the business at the junction. Part of the exiting office use is proposed to be converted into a self-contained 4 bedroom flat.

The main use is a ceramic showroom opens mainly to the public. The public can place orders in the showroom after browsing the collection, and these orders will be sent and delivered from a different storage/distribution centre. The showroom is not intended to serve a high volume of collection orders from this location. The service / storage space is for small boxes of tiles and materials and it is not meant for storage and distribution of products from thr site. There is going to be a separate storage and distribution centre located in a different location. The shop is meant to be a ceramic showroom operating under the name of Saker Stone LTD. Thanks to the nature of the business it would be much quieter and more presentable than the previous use, without the scene of cars overcrowding the junction. It

also aims to activate the frontages and gives the area an eye on street to enhance legibility and the sense of safety.



The proposed business environment

The existing main entrances will be utilises for the flat. A new main entrance is proposed on Hamilton Road. The service entrance is proposed to be pushed back toward the exiting car service workshop nearby.

The flat is meant to be the main residence of the shop owner and his family. The business is not expected to have a noise impact on the flat. A separate acoustic report is submitted with this application

Exterior design

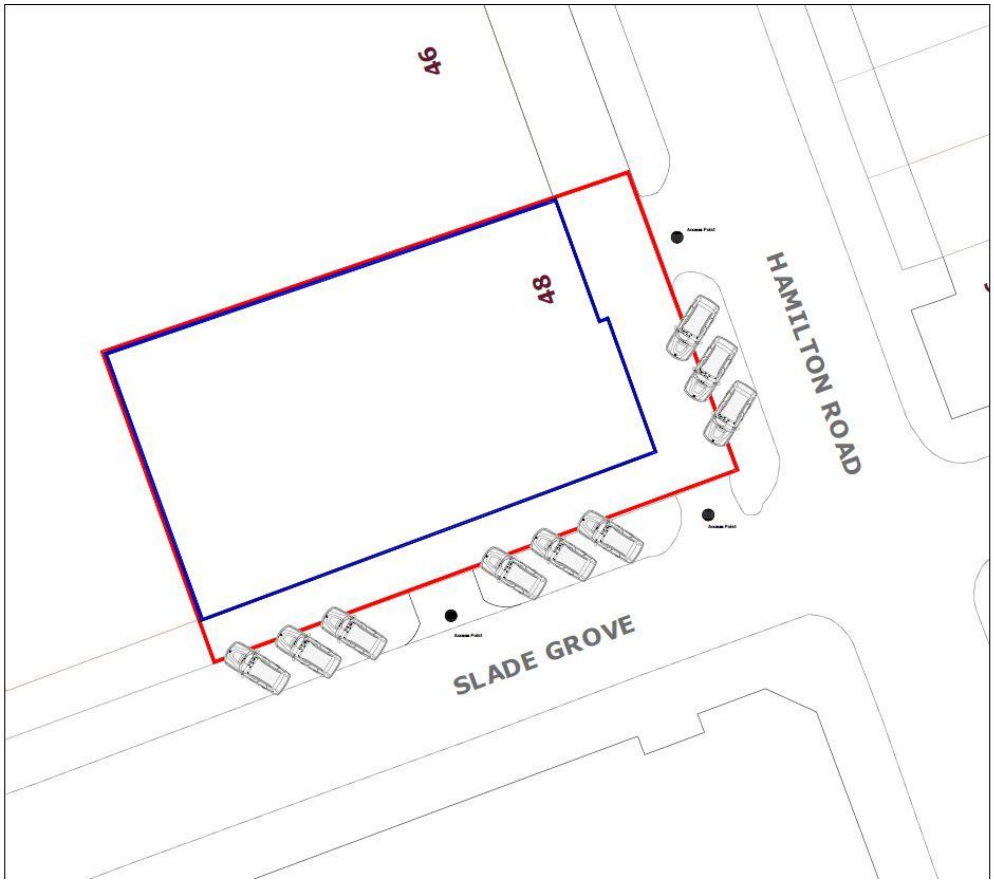
The existing building retain its original scale and size. The external changes proposed are cleaning the break work, new UPVC windows, enlarging the window on the ground floor on Hamilton road and installing signs. The tenant would like to secure and refurbish the building, soften the industrial look of the junction, responding to the change of use in the area (the school with its modern elevations, and the shops opposite to the building), clean

and modernise the elevations and put new signs. The business should have a low car traffic and a quite office-like environment.

We believe that the refurbishment and change of use would be in line with Manchester Core Strategy and beneficial to the local area and help meeting community demand. It would also compliment the other uses at the junction.

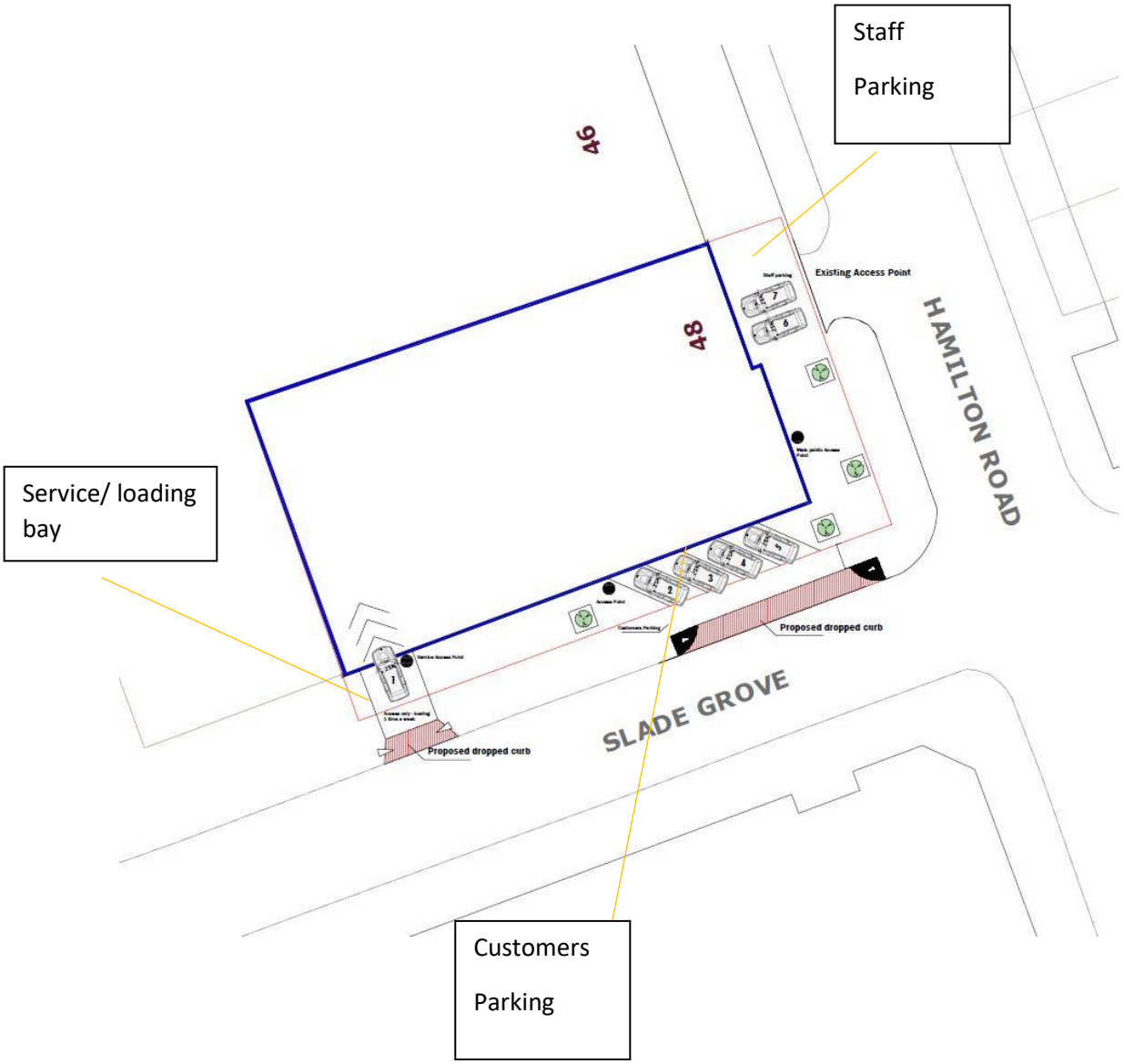
Service and access and waste management plan

The property benefits from multiple access points and wide pavements (please see below). However, the current arrangement of access does not allow for an organised car parking and does not fully respond to the proposed alterations.



Existing parking arrangement

The area is very accessible and well connected to public transports. The new proposal suggests 7 parking spaces (4 for customers, 1 for service/loading and 2 for staff). The proposal retain the main entrance on Hamilton Road, and change the parking location to Slade grove to open up the showroom main entrance on Hamilton road. The existing service entrance on Slade road is proposed to be pushed all the way toward the end of the property. Large planters are proposed to soften the elevation and make the façade more welcoming.



The business will be serviced from the side street (Slade Grove), from a dedicated service entrance that brings all the work into the storage area directly. The business generates a relatively odourless waste consisting of cartons and goods packaging. There will be an internal waste space, ventilated through the doors, and external bins collection point. The

storage area is not meant to be a main distribution centre of the tiles in stoke, and so it will have a minimum impact on the surrounding area. The area will be serviced once a week, on Saturday, with a medium size van delivering goods and collecting the cartos.

The proposed flat will be accessible from ground floor. It is not meant to be a house of multiple occupation, rather it will be a private flat. A timber bins shed is proposed to accommodate the 4 bins needed. The ground floor will be a kitchen / dining area, while the upper floor will be bedrooms.

Policies considered:

EN1: Design Principles and Strategic Character Area

S1.2: Shopping in the Town Centre

S2.2 Prime Shopping Areas and Frontages