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 existing main entrances will be utilises for the flat and the showroom. The service entrance is proposed to be pushed back toward the exiting car service workshop nearby. 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.

Service

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 developer will sign a contract with a private waste management company to collect the bins. They will be responsive for taking the bins in and out.

The proposed flat will be accessible from ground floor. 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.

Access

The new tenats would like to use the existing entrances and access without changing the layout. The property has wide pavements and multiple car parks on both streets. As much less cars are expected, the junction should be safer and more presentable.

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.

Policies considered:

EN1: Design Principles and Strategic Character Area

S1.2: Shopping in the Town Centre

S2.2 Prime Shopping Areas and Frontages