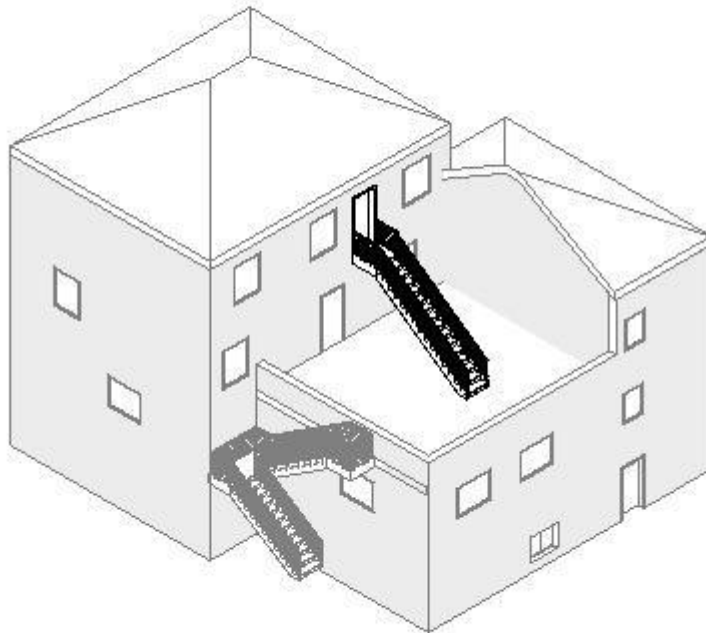


DESIGN & ACCESS STATEMENT

THE RAILWAY, 54 BERRY BROW, NEWTON HEATH, MANCHESTER, M40 1GG





Proposal

Change of use From former Pub on Ground floor and living quarters on first floor to, new dwelling flat on Second floor with separate entrance from rear, with ground and first floor to change to office use with parking to rear.

Justification Statement

The proposed plans show the change of use of the Ground floor from a public house to offices, the first floor from a dwelling to offices and the basement will stay as storage. The second floor which was at one point from the look of the space a dwelling will be reinstated to a dwelling with external entrance added to the rear facade, and a new staircase going from the top terrace of the extension into the original building.

The reasons for making use of the second floor are to bring back into use of a space that has otherwise been forgotten for a long time from the looks of it sometime in the 1960's. Where on an original building space can be used it would be better for us to use it than have to look to go to Green belt and have to spread out wide.

The office will be in use to host over 12 members of staff that work on social housing, and housing for the vulnerable. This brings with it more work into the area creating new jobs and further helps with social needs of the public which helps to form a social standing. The current use of the building as a public house has not been used since late 2017. This is before Covid, which shows that the use of such a business in the area has not worked. It would be a shame to allow a building with so much character to be out of use and thus become dilapidated over time with vandalism already and issue in the vacant building. And importantly the building is to be brought into use to create more jobs than it had previously.

Summary

- Bring into use unused areas of the building.
- Give a building a new lease on life (use)
- Create more jobs in the area
- Ensure the creation of jobs with not detriment the local amenities by the use of a car park.