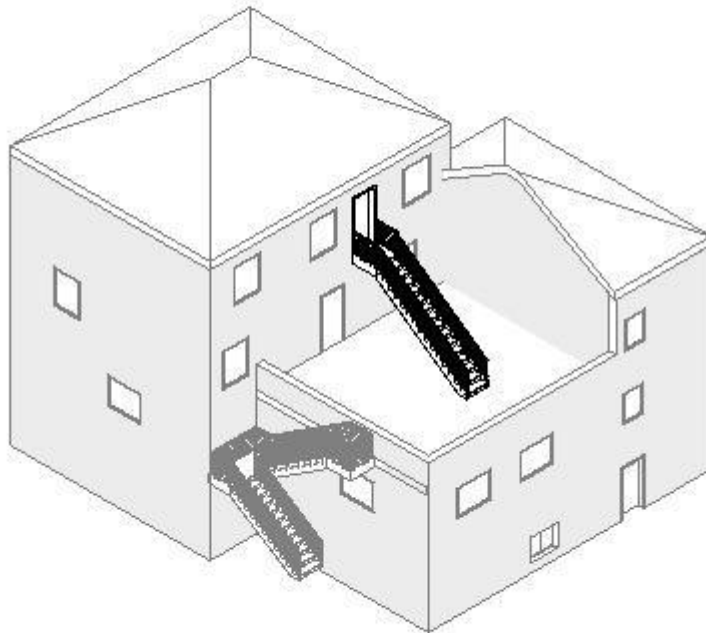


DESIGN & ACCESS STATEMENT

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.

General Overview of Property

The current site hosts a vacant public house which has been closed since late 2017. The main building of the public house host 3 floors above the basement, there is a wraparound extension to the original building which consists of a basement plus 2 floors.

The property has a large car park to the rear which is currently unorganised and could hold up to 10 cars. There seems to be a right of way access to the railway crossing, which may not be in use any longer.

To the front of the property is a main road which has a railway crossing in close proximity.

Intention of Use

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 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.

FootPrint of Land & Buildings

The footprint of the land is 975 sqm and the footprint of the building is 208Sqm. Leaving a large amount of space for parking, bin storage, and auxiliary space.



Surrounding Areas

The current surrounding areas are largely residential, with railway crossing less than 20 metres away. There is currently a derelict railways building adjacent to the property. There is a convenience shop less than 100 metres away, the use of the building coming into offices will also aid in helping this local business.

The site has its own entrance from the main road, with reasonable access for cars and bikes and cycles as well as pedestrian access. There is a bus stop within 20 metres of the front of the existing building.

Appearance

The current Public house has a brick finish painted cream. the rear and side extension having a red brick to make it look more like an office building. The windows on the original building are large and look out over the railway with sash windows; the same theme has been carried forward onto the extension.

The original building has a hipped roof sloped from all 4 sides, and the side extension carries this theme with it creating a hipped roof with 3 sides sloping. The rear extension has a flat roof which has at some time been used as a roof terrace.

Landscaping

The Existing rear of the land has a large slope coming down to the car park. The car park is just a tarmaced area with no proper markings for cars, as a result of which you may only be able to get 10 cars on site. The suggested design will trim back some of the overgrown vegetation and put making down for 15 parking spaces including 1 disabled space and 2 EV charging spaces.

Access

There is only one access point to the car park from Berry Brow for cars. As well as pedestrian access to the site both in the way of the front door to the site and a side staircase which allows pedestrians to go to the terrace area on the first floor. From here there is a proposed staircase to the second floor.



There is enough space on the land for any building materials to be stored while work is commencing on site. As there is storage currently available on the basement floor, so there is less chance of theft on site, and the access area for the railways will be open at all times.

Summary

- Change of use from Public house to offices to bring in high quality jobs in the area
- Vacant second floor to be brought into use to host a family dwelling
- Redesign of parking to ensure enough parking is provided for users of the building
- The bringing back into use of an existing building which has since 2017 been out of use.