

DESIGN AND ACCESS STATEMENT

2-4 Thorp Road, Manchester M40 5BQ

**Proposed Upper Floor Alterations to Conversion of Existing Large Flat to 3no Flats
For Mr H Razzaq**

GENERAL

Site History and Background

The site of approximately 395sq m of existing 1no upper floor three storey flat and roof garden/conservatory was converted into 3no self-contained flats inside over the existing ground floor Plumbers Merchants/Bathroom Equipment businesses

Environs

The proposed site on Thorp Road/Jessie Street was formally a cinema that has been converted into an industrial unit currently a Plumbers Merchants business accessed from Jessie Street with upper floors flats over accessed from Thorp Road

Security by Design

The site is secure to all sides with an existing single step access provided to both flats and shop entrances to the premises from Thorp Road

The Scheme

The scheme is to retain existing upper floors large flat and roof garden over the Plumbers Merchants that has been converted into 3no self-contained flats
The flats are accessed from Thorp Road

Car Parking

There is no new car parking but three number cycle storage spaces are available adjacent to the main entrance to the flats that are accessed from accessed from Thorp Road

Waste Management

A new waste management strategy will be introduced to include for three flats with bins storage being adjacent to the flats entrance and housed in bins storage-containers
The Plumbers Merchants have their own separate Waste Management Strategy which is unchanged

Landscaping

There is a landscaped area and conservatory area available for the third flat, there are no other areas available.

Conclusion

The single large flat was formed into 3no self-contained flats when it was possible to convert 2no flats above a shop without planning permission whilst the Plumbers Merchants and Bathroom Equipment were run as two separate businesses on the ground floor of 2-4 Thorp Road' This policy has recently been altered to requiring a Prior Approval Planning application

Flat areas are as follows:- Flat1 65sq m, Flat 2 75sq m and Flat 3 195sq m with 65sq m of roof garden and conservatory have all been refurbished to comply with the latest regulations. We are of the opinion that these proposals enhance the properties and the surrounding environment to the benefit of community, all parties concerned and be managed effectively by the client with high regard for safety at all times.