

DESIGN AND ACCESS STATEMENT

1090 Stockport Road, Levenshulme, Manchester M19 2SU
Proposed Alterations to Form New Front to Existing Shop with New Shop Front and
Access for Disabled and Entrance to 3no New Self-Contained Flats including Total
Refurbishment of Four Storey Building
For Mr H Ishmail

GENERAL

Site History and Background

The site of approximately 186 sq. m is an existing four storey shop including basement that has been vacant for approximately 2 years

The main building is approximately 150 years old of period construction with a later constructed rear basement and ground floor that extends to the rear of the whole of the property and is constructed in brick with bayed front beneath a slated front and tiled rear roofs

The property received planning permission reference 125664 on 3rd February 2020 for a two-storey upper floor self-contained flat

There is no other known significant planning history

Environs

The building is located to the south of the Levenshulme commercial and shopping area of Stockport Road close to its junction with Mount Road and next to Hume Street

On the rear of the frontage to Stockport Road are terraced residential properties with most of the upper floors of all adjoining commercial properties with self-contained flats

All these properties are served with entrances to a rear passage

The shop can only be accessed from Stockport Road

Security by Design

The ground floor is secure to the front, side and rear which will not be changed

New disabled access ramp will be provided to the shop as well as disabled toilet facilities

The Proposal

The proposal is to carry internal alterations totally refurbish the building, develop the front basement, install a new front ground floor to the shop and build up the second floor rear of main building, re-levelling the rear upper floors to form 3no self-contained flats

The rear of the basement developed to include a bins and cycle storage area for flat tenants and separate bins area and storage for the shop with both accessed to the rear passage

All works will comply with current planning sized rooms and storage areas with one studio basement flat 50sq m and two bed flats of 62sq m on the first floor and 64sq m on the second floor all with separate entrance from the shop with all works to comply with current Building Regulation requirements

Car Parking

There is no car park but 3no cycle spaces have been provided

Waste Management

A new waste management strategy for the shop and flats has been designed to ensure standard procedures are carried out with the new residential bins located with the bins pick-up area positioned at the ends of the rear passage to Hume Street

Landscaping

There is remaining existing hard standing to shop and flats will be retained with additional planters located in the flats entrance area

Conclusion

We are of the opinion that the proposed new flats are not a detrimental use to the area as it is surrounded by similar buildings in flats with adequate services that enhance the property and the surrounding environment to the benefit of all parties concerned