

DESIGN AND ACCESS STATEMENT

1390 Ashton Old Road, Higher Openshaw, Manchester M11 1 JX
Proposed Change of Use of Existing Conservative Club to 60 Self-Contained Flats and
Associated Rear Extensions and New Mansard Roof
For Mr H Ali

GENERAL

Site History and Background

The site of approximately 240 sq.m consists of a two storey club that have been vacant for approximately 10 years

The main building of three storeys including basement is approximately 150 years old and constructed in brickwork with a slated roof with rear yard

There is no other known planning history

Environs

The building is located on one of the main links to Ashton-under Lyne to the east of the Higher Openshaw commercial and shopping area, on the corner of Capital Road and opposite St Clements Church and Vestry

The site is surrounded by residential properties with a small commercial district towards the bottom of Capital Road

The premises can be accessed from Ashton Old Road and Capital Road

Security by Design

The ground floor is not secure to the front, side and rear

The Proposal

The existing building is in poor but reclaimable condition and the proposals are to refurbish all surfaces after constructing two small one and two storey rear extension and removing and reconstructing a new mansard roof to form 60 self-contained mixed flats with their only access only from Ashton Old Road

The rear yard of the building has been refurbished and be a separate waste bins area with access from Capital Road

All works will comply with current planning sized rooms and storage areas with all works to comply with current Building Regulation requirements

The external surfaces will be cleaned and new windows and door will be installed

Car Parking

There is no car park but 60 cycle spaces have been provided in the front in a new cedar clad steel framed storage area

Waste Management

A new waste management strategy for the 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 end of the rear to Capital Road

Landscaping

The front access will have the concrete removed and new replaced with flags and the remainder be replaced with lawn with maintenance programme

The rear will have a new flagged surface

A new matching brick wall 900mm high will be constructed to the front and 2m high wall and gate to the rear yard

Conclusion

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