



RA Design & Project Management Ltd
Suite 4
The White House
42-44 Chorley New Road
Bolton
BL1 4AP

PROPOSED EXTENSION TO SHOP AND FLAT
92 COBDEN STREET, MANCHESTER M9 4DZ
DESIGN AND ACCESS STATEMENT

Introduction

The property is an end terraced property that has a shop on the ground floor and a flat above. The proposal is to extend the property and increase the shop area and create a self contained flat above.

Design

The design will be a two storey rear extension resembling a typical Victorian terraced property outrigger with matching brick walls, windows and a slate roof.

The extension will cover the rear yard and create space in the shop which is currently very cramped and can barely contain enough room for customers and stock.

The shop will have an area of 61sqm and the flat an area of 77sqm which exceeds the minimum national housing standard for a 2 bed flat.

The flat will remain as a 2 bed flat, only now becoming self contained.

Access

The flat will have its own rear entrance. The street benefits from secure alley-ways with keys for residents.

Bins will be stored within the properties in dedicated bin stores and taken out on construction day.

The area benefits from on street parking and it is not anticipated that there will be an increase in the demand for parking or that there will be any negative impact on highway safety as a result of the proposal.

Access within the shop will be greatly improved for both able and non-able bodied customers as it is currently extremely cramped with barely any space to move around or store any stock. This will be the great benefit of the proposal.

Whilst there is no amenity space, either existing or proposed, the property is only a short walk from some of the most spectacular parkland green space in the city, with lush forests, Boggart Hole Brook, Boggart Hole Clough, the boating lake and an abundance of nature and wildlife.

Tel: 01204 322196
Fax: 01204 214110
Email: info@radesignprojects.co.uk
Web: www.radesignprojects.co.uk
Registered in England Company No. 6457581

