



Design & Access Statement (96)001 PL0

For

**940 Stockport Road
Manchester
M19 3NN**

(13.09.22)

1. Consultant Details

All correspondence regarding this matter is to be sent to:

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2. Introduction

NADA Architects have been appointed by Mr Ijaz Ahmed to produce this report, which aims to provide information on the existing site and the proposed development works at 940 Stockport Road, Manchester, M19 3NN.

The property sits on a prominent location on Stockport Road and is an inner terrace commercial property with flat above. It is within a busy shopping district of Levenshulme and a short distance from Stockport Town Centre where there are a various hot food takeaways and restaurants. The remaining surrounding context is a mix of residential but mainly commercial business premises of all types.

There is existing bin storage to the rear yard area with access via Farm Yard. This access is communal to all the properties within this parade all accessed via Farm Yard.

There is on street parking in the area but no off street parking is available which is the arrangement for most of the surrounding properties.

The existing barbers (Class E) is currently in operation and has been for many years. The flat above is accessed independently with an independent access from the frontage.

The proposal looks to add a first floor rear extension to create improved living accommodation for the first floor flat and reconfigure the internal space for the barbers on the ground floor. The proposal in fact creates far better proportions for a one bedroom flat and would be considered more appealing and sustainable longer term to add this additional floor area to the property.

There are no alterations proposed to the frontage of the property.

The overall site area is approximately 0.073 hectares (73m²).
The existing building has a GIA of 796sq.ft (74m²).



The proposed GIA of the building will be 904.ft (84m2).

5. Security Measures

The flat has a secure entrance to the front and the barbers has its own independent secure front and rear door access.

6. Bin Storage

Bin stores are indicated on the proposed site plan, situated at the rear of the premises. This is the existing bin storage location and is to remain the proposed arrangement.

7. Conclusion

We would like the support of the local authority for this application as it would:

- Bring this vacant flat back into occupation and minimise deterioration to the building
- Create quality and improved living accommodation in the area
- Create improved retail facilities to the barbers below.

