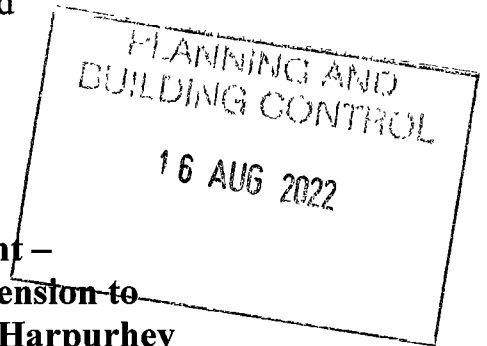


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**Design and Access Statement –
Proposed Change of Use and Extension to
Unit 6 Monsall Mil, Monsall Road, Harpurhey
Manchester M40 8QN**

The Property.

The property is an old mill which has been subdivided and is occupied by a number of diverse businesses. In 2014 a planning application was submitted and approved for Unit 6 to be used as a place of worship.

The Proposal

The proposal is to return Unit 6 to its original Class B1 use and extend it on the lower ground floor and to include a first and second floor extension.

Amount

The proposed extension will result in approximately 215sqM of additional rental floor area

Layout

The internal layout of the original unit and facilities within it will remain unchanged with the exception of an addition personnel door to the south elevation. The proposed extension will provide additional storage areas and facilities.

Landscaping.

There is no scope within the curtilage to undertake any meaningful landscaping. However the extensive mature hedged row and planting between the service road and Monsall Road will be retained.

Appearance

The external appearance will be of brick with windows of a design to match those existing and fronting Monsall Road.

Access

Both pedestrian and vehicular access to the unit is via the service road which runs parallel to the mill and is accessed from Monsall Road. The undergrowth towards to the lower area of the access road and concrete panel fence will be cleared locally to maintain the vehicular access to the rear of the site.