

DESIGN AND ACCESS STATEMENT

Proposal: The proposal is to use part of a parking to create a shop, and single storey side extension.

Address: 4 Mitre Road, Manchester, M13 0NU, United Kingdom

Date: 18/06/2022

The Property

The building is a two-storey end terrace commercial property on Mitre Road. The property has an under-utilised parking space at the ground level which is used for storage and keeping of junk. The owner intends to take advantage of and convert it into a shop, as shown in the Architectural drawings submitted with this application (see Appendix 1 for pictures). There will be a double car park at the back of the shop.

Furthermore, the owner proposes to move the gate to Dencombe street and create a double-parking area and a bin area at the rear of the shop. Please see floor plans and elevations submitted. In the previous application, the planning officer witnessed a large truck accessing Dencombe Street and parking in the neighbour's lot with no problems. So, it is practical.

Layout

The internal floor layout is designed to adequately integrate the extension to the existing building as seen in the attached proposed designs.

Materials

The materials to be used in the extension shall match the existing building's materials. The external walls shall be made from red clay bricks as it is in the existing building. Roofing tiles shall also match the existing roofing tiles, which is grey clay roofing tiles.

Flood risk

This property is located in Flood Zone 1, an area with a low probability of flooding. Therefore, does not require a flood risk assessment.

Effect on, and appearance of the property:

The proposals will have a negligible effect on the original features of the Property and will seek to enhance it by adding more commercial shop space. The existing building features including materials, colour, and appearance will be maintained at all times. All work will be undertaken to a high standard with attention to detail and with the aim to ensure original features are maintained and enhanced.

If you require further information or clarification, please do not hesitate to contact me.

I look forward to hearing from you.

Dr Kanadi Jagafa
Snr QS and PM
Mason and Marlowe Ltd

Appendix 1



Front View



Side View