



**Design & Access Statement
(96)001 PL0**

For

**2 Farm Yard
Manchester
M19 3NL**

(07.06.22)

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 R&F Enterprises Ltd to produce this report, which aims to provide information on the existing site and the proposed development works to the land at 2 Farm Yard, Manchester, M19 3NL.

The property sits to the rear of the parade of shops from 936-956 Stockport Road and also adjacent Dip-A-Door on Albert Road. The proposal utilises the land of 2 Farm Yard and partial land from 936-938 which also owned by the applicant. The rear yard of 936-938 Stockport Road is quite extensive but is of little use to no.936-938 due to the narrow access via Albert Road. There is limited vehicle access due to the narrow nature of the driveway access.

2 Farm Yard shares the boundary with 936-938 Stockport Road so the proposal looks to partially combine the land available to create more useable space for development and create a smaller yard area serving 936-938 Stockport Road in line with the plans attached.

The land at 2 Farm yard is heavily overgrown and has been subject to fly tipping on numerous occasions. If the site is not utilised for development, it will always remain subject to fly tipping and overgrown without it being put to good use.

The site can independently be accessed via Farm Yard leading off Stockport Road. There is only pedestrian access, no vehicle access is available to the site. Vehicle access is available onto Farm yard only leading to the site boundary.

South of the site are 2no. detached brick built structures. One of which is two storeys facing Farm Yard which is vacant. and the second is a single storey vacant structure set back from Farm Yard. Both of these structures are not within the applicants site boundary and remain unaffected.



3. Design Proposal

Firstly, the proposal looks to create a large single storey detached private B8 Use storage facility for the benefit of the applicant. It will be used to store furniture from the applicants' various businesses within the area. Access will be via Farm yard only as there is a right of way serving all the properties fronting Stockport along the parade of 936-956 Stockport Road. The structure will be a flat roof building to minimise the visual impact and height of the building. This will minimise impact on the surrounding properties particularly at first floor level which could be affected.

The second part of proposal looks to erect a two storey small Class E Use office building along the southern boundary of the site. The building will sit adjacent the existing 2no. buildings which are outside of the client boundary. The frontage looks to face Farm yard for ease of access. The function will be a private office space for the applicant work from and will not be open to the public. It will be a compact and flexible private office space.

The overall site area is approximately 0.0894 hectares (894m²).
The proposed building 1 has a GIA of 4068sq.ft (378m²).
The proposed building 2 has a GIA of 602sq.ft (56m²).

4. Hours of Operation

There are no hours of operation proposed as it is not a commercial operation.

The office can be limited to the usual office hours as follows:

- ◆ 0900-1700 5 days a week Monday to Friday excluding Bank Holidays

5. Security Measures

The site proposed will benefit from CCTV installation internally and external mounted cameras for surveillance. This will assist with any anti social behavior in the area and its context.

6. Parking

There may be occasional requirement for a small van to and from Farm yard to delivery/collect some items of furniture.

We would not expect any parking required for building 2 as no external custom is required from the office. It is a private office of personal work space.



7. Bin Storage

There is dedicated bin storage shown within Building 1 where the bins will be brought to Farm Yard for collection, although we do not anticipate any substantial waste to be generated as it will not be a commercial operation or business.

8. Conclusion

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

- Assist eliminate any fly tipping on the disused site
- Make good use of the site for the benefit of the client and his business operations.
- Create low level office space from this neglected land
- Create a more attractive frontage to Farm Yard as opposed to accumulation of general waste.

