

**PLANNING/DESIGN AND ACCESS STATEMENT TO
ACCOMPANY AN APPLICATION
FOR A LOFT CONVERSION, DORMERS FRONT AND REAR
At
263 BARLOW MOOR ROAD CHORLTON M21 7GJ**



ON BEHALF OF P LOFTUS & SON (Funeral Directors) Ltd

PREPARED by IW DESIGN SERVICES
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The Site

Use

There is no change of use to the existing premises.

Disabled Access

The premises will provide street level disabled access. Existing Accessible ground floor toilet facilities

INTRODUCTION

P.Loftus & Son is a well-established family owned independent funeral directors providing a high standard of care and concern to families past and present in South Manchester and the surrounding areas.

Philip Loftus, the founder of the company, entered the funeral profession in 1887 and since then his descendants have carried on the family business with his great grandson taking the tradition to the fourth generation. The Barlow Moor Road premises were established in 1985 directly opposite Manchester Crematorium and Southern Cemetery.

THE PROPOSALS

The owner seeks to gain approval to convert the existing loft space into additional office space for the expanding business. The proposal includes dormers to the front & rear. The front dormer design respects the scale and theme of the existing street – the rear dormer is a tad more traditional, occupying the full width of the premises.

Although there have been several years of COVID-19 the business has experienced a general increase in the amount of funerals (non-Covid) over the last 3 years:-

2019 – 250

2020 – 277

2021 – 295

The business forecast for 2022 show an increase of approximately 13% on the 2021 like for like figures.

With the increase in funeral numbers over the years, the business has increased its employee numbers to cater for this upturn & is now at a point where by additional office space is required.

CONCLUSION

It can be concluded the front & rear dormers by virtue of scale and design will be an inconspicuous addition to the building footprint and will have minimal impact on the street scene.

In the event the local planning authority do not concur with this view, the applicant looks forward to positively engaging with the authority to secure a solution, as is advocated by the NPPF. In this regard the applicant considers the submission of this pre-application as constituting the start of a positive dialogue with the local planning authority, and looks forward to any potential issues being communicated at the earliest possible opportunity.