

Design & Access Statement

Project:

New shop frontage to existing Pharmacy to create separate access to first floor accommodation, to create 2 one-bedroom flats.

Location:

Mount Road Pharmacy, 151-153 Mount Road, Manchester, M18 7QT

Date: February 2026

Introduction

This design and access statement has been submitted in support of the planning application for a new shop frontage to an existing commercial Unit within Use Class 'E', and existing Pharmacy, which would allow separate access to the first-floor accommodation, for both number 151 Mount Road and number 153 Mount Road.

The existing use as a Pharmacy on the ground floor will not be changed, the internal layout will be amended to make the most efficient use of the floor space. On the first floor, we are proposing to create 2 one-bedroomed flats, for young professionals.

There is a gated yard to the rear of the Pharmacy, we intend to use this for bins for both the Pharmacy and the proposed new first floor residential units.

Site Analysis

The proposal site is in the Gorton area of Manchester, directly facing Mount Road, which is a 'B' road that connects onto A57, Hyde Road, which is an arterial road into and out from Manchester City Centre.

The site sits within a small Local Commercial District (LCD), with other commercial units on the ground level, with predominantly residential flats on the upper level of the ground floor commercial use. The commercial district spans from Buckley Road to Thomson Road, along the East side of the Mount Road, there are no commercial units directly opposite along the West side of the Mount Road, within this LCD. There is a variety of different uses within the LDC, ranging from café, butcher, convenience store. There was also a betting shop, Coral, directly next to the proposal site, at number 157-159, however this closed around November 2020, and the unit has been vacant since then.

The application site is a Pharmacy, which has been created by joining 2 mid-terrace properties together, to create a larger commercial unit on the ground floor. The existing building is a 2-storey brick building, with a pitched roof with a natural slate roof covering. There is a 2-storey outrigger to the rear of the

properties, which is also constructed of brickwork with a pitched roof, with a natural slate roof finish. The rear yard to the property is accessed from an alley way, which connects Heathcote Road and Buckley Road, the alley way is gated, with access only to the property owners and residents.

The Pharmacy use takes up most of the ground floor, with only a staff WC on the first floor. The remaining area of the first floor is not utilised by the Pharmacy.

The proposal site has no car parking within the site's curtilage, however there is plenty of on-street parking along the side roads.

Design Proposals

The planning application is to be able to utilise the first-floor accommodation by creating 2 one-bedroom residential units, which will be self-contained. The proposed residential units will require a secure separate entrance each from Mount Road.

To create the 3 separate entrances into the existing building, 2 for the residential units on the first floor and a double entrance into the existing Pharmacy unit, we are proposing to reconfigure the shop frontage, with a new shop front, that will have a double door, which will be centred in the middle of the shop front. The shop front has been designed so that the window areas, either side of the entrance doors have a stall riser, in keeping with the existing shop front.

The entrance to the residential units will be a secure door, PAS 24 specification, one for each unit, colour to be dark grey.

The first-floor residential units have been designed to the nationally described housing space standards for a 1 person 1 bedroom flat, which is 39m² with 1m² of built in storage. Both the one-bedroom flats are 39.8m².

Effect on Building

Internally, on the ground floor the floor space of the pharmacy will be reconfigured to create a more efficient layout for this use, this would increase the customer experience for those using the pharmacy and the staff working there.

The first floor will be reconfigured to create 2 residential units, bringing the redundant space on the first floor into a much-needed use within the local area.

The front elevation will have a new shop frontage, thus improving the aesthetic of the building. The rear elevation, on the first floor, the bricked-up windows will be reinstated for natural light and ventilation into the proposed residential units.

Utilities Statement

The existing electric supply to the premises will remain for the ground floor commercial units, there will be t new electric supplies for the proposed flats on the first floor.

Neither the commercial units nor the residential units will require a gas supply.

The existing water supply will remain for the commercial unit on the ground floor, and the proposed residential units will each have their own, metered water supply.

As the existing building was previously 2 terrace properties, which had their own waste pipes from the properties, these will be utilised to provide the foul drainage from the proposed residential units.

The surface water discharge will not be impacted by the proposals.

Transport Statement

The proposal site benefits from being on a main road, with good bus links to surrounding areas.

The site is only a short walk away from A57 – Hyde Road, which is an arterial route into and out from Manchester city centre, which has very good public transport links.

We do not envisage that the tenants for the proposed one bedroom flats will be car owners, however there is plenty of on-street parking, should they have a car.

Site Waste Management Plan

For the ground floor pharmacy, there will be a 1100 litre wheelie bin, that allows for general waste and recycling waste, all to be in one bin. This will be collected by a private contractor. The bin will be collected from Buckley Road, the Pharmacy manager will be responsible for moving the bin to the bin collection point and return it to the rear yard.

For the proposed residential units, there will be a 140-litre general waste bin for each flat; a shared 240-litre pulpable waste recycling bin; a shared 240-litre mixed recycling bin and a 23-litre food waste caddy for each flat.

Please refer to the Waste Management Strategy and the Waste Management Plan submitted with this application.

Accessibility

Wherever possible the proposed changes to the existing building will comply with all applicable parts of the Approved Document M and take on board the recommendations of the Equality Act 2010.