

Design & Access Statement

*Prepared in support of a full planning application
to be submitted for the proposed
Change of Use from showroom/residential to offices*

**42 Ladybarn Road
Fallowfield
Manchester
M14 6WW**

for
DSJMK Properties Ltd

V1 25.11.2025

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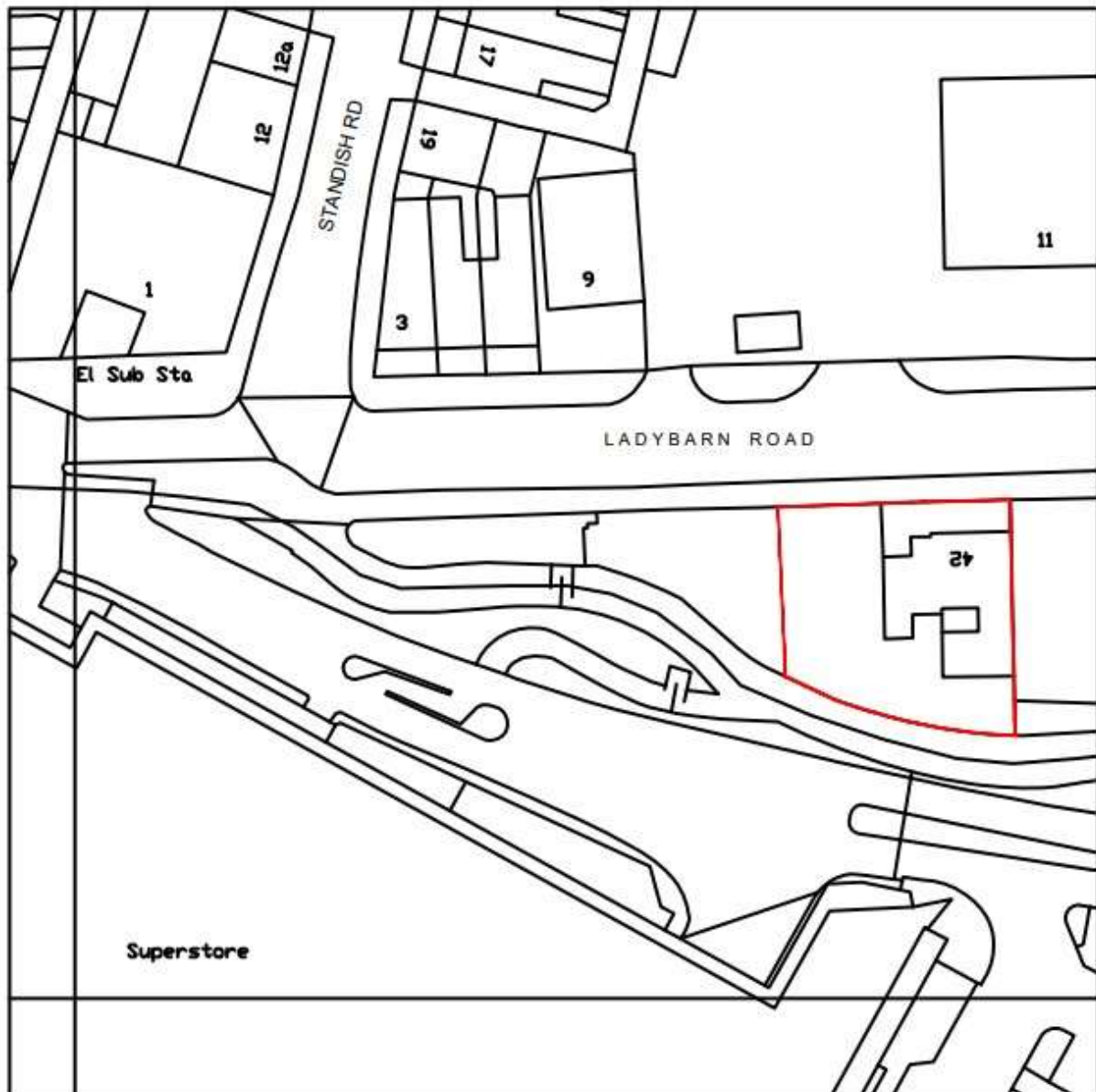
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Introduction

This statement accompanies and supports the Full Planning Application, submitted on behalf of DSJMK properties Ltd, for the change of use of the existing ground floor showroom area and the existing first floor apartment to create an office facility.

The development will be served by car parking for 4no cars via a gated access from Ladybarn Road, separate secure cycle parking and external amenity space.



1_Site Plan with boundary marked in red



_Satellite image with boundary marked in red

This report is to be read in conjunction with the following drawings prepared in support of the full application:

- 25 510 PL000 OS Location Plan
- 25 510 EX01 Floor Plans as existing
- 25 510 EX02 Elevations as existing
- 25 510 EX03 Site plan as existing
- 25 510 PL100 Site and Floor Plans as proposed
- 25 510 PL101 Elevations as proposed

1. Extent of development

- 0.1. The application site is located on Ladybarn Road in Fallowfield. The existing premises are currently vacant, last used as showroom accommodation at ground floor level with a residential dwelling at first floor level. The adjacent service yard is currently used as a storage area.
- 0.2. The site is bounded by Ladybarn Road to the north, a cycle pathway to the south, set down lower, with a retaining wall to the boundary, and to the east there is a neighbouring business (a timber supplier) – 40 Ladybarn Road.

The site has a relatively flat topography.



View from Ladybarn Road (Looking East)



View from Ladybarn Road (Looking West)



Frontage to Ladybarn Road



Side elevation to service yard

- 0.3. The existing accommodation will be stripped out and the building fully refurbished to create bespoke office premises.

Total site area including access road **397m²**

Ground Floor - gross internal floor area:	77.0m ²
Garage	26.4m ²
First Floor - gross internal area:	64.6m ²
Total gross internal area =	168.0m²

The opening hours for the proposed office are 8am to 6pm, Monday to Saturday.

2. Layout

2.1. Externally the proposal is to replace the roof covering, windows and rainwater goods. A new entrance for visitors and staff is to be incorporated in the front elevation, other door and windows are to be modified and /or infilled to suit the new layout and security shutters relocated behind external glazed elements.

2.2. Internally the configuration is to be amended to provide a new open plan office at ground floor level with staff welfare facilities, and a large private office suite and meeting room at first floor level.

2.3. The area to the side and rear of the building will provide amenity space and parking currently covered by concrete hardstanding, bounded by a brick wall to Ladybarn Road and fencing elsewhere. Refuse storage and cycle storage facilities are provided to the side of the premises as indicated on the site plan as proposed.

3. Landscaping

The car parking area will have a tarmacadam surface.

The existing boundary treatments will remain, brick walling to Ladybarn Road, and concrete post/panelled fencing to the rear boundary.

The existing gated access will remain as a security feature for office personnel, together with improved external lighting.

The boundary wall to Ladybarn Road is to be repaired or reconstructed using salvaged existing bricks. Parts of this boundary wall are proposed as below 600mm to allow for clear visibility for pedestrian and vehicle access.

Refuse storage area is indicated on drawing 25 510 PL100. This shows sufficient bin storage provision in accordance with Manchester City Council's Waste Management Strategy. Accompanying this application is a completed Appendix E form for commercial waste management.

Secure Covered cycle storage provision for 4no cycles is also indicated on drawing 25 510 PL100.

4. Aesthetic treatment

The proposed external modifications are aimed to retain the traditional appearance. Materials employed will match the existing property, utilising facing/common brickwork, upvc double glazed windows and doors, timber fascias/soffits and bargeboards and rainwater goods below a concrete tiled pitched roof.

The office frontage utilizes larger window apertures, with the external shutters removed. Small signage above the entranceway is proposed, with any additional signage to be incorporated into the window system.

5. Access proposals

The property has adequate amenity space to the side and rear for parking, cycle storage and refuse storage. There is adequate area for vehicles to park and leave the site in a forwards direction via the gated access,

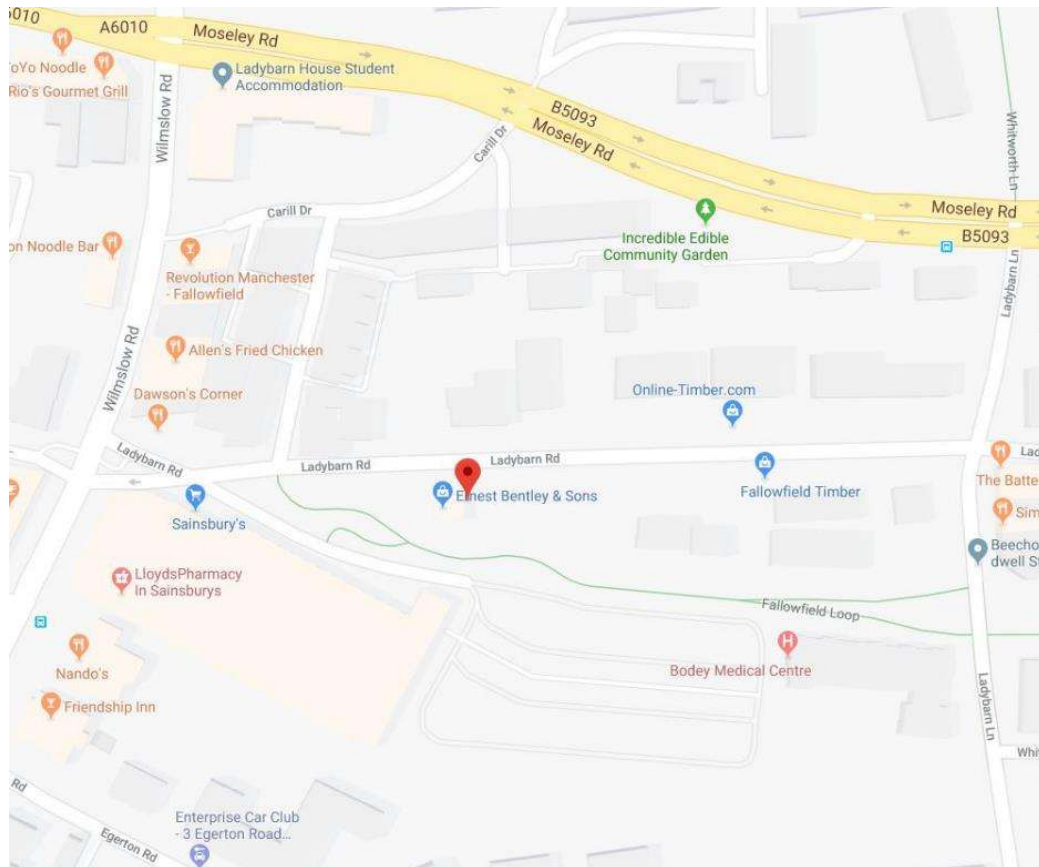
Pedestrians can access the building separately to the car park, directly off Ladybarn Road.

The detailed design will conform to Building Regulations Part M where possible. As a conversion of an existing building, not all areas are going to be accessible, however a conscious effort has been made to improve the access to the building, where feasible to be DDA compliant.

The ground floor entrance and internal rooms will feature level thresholds and corridor/door widths to allow access for all.

6. Context

Site Context Plan



The site is located on Ladybarn Road, a cul de sac secondary road in Fallowfield. There are numerous commercial premises close by. There is a variety of residential premises locally, a mix of apartments, HMOs and traditional dwellings.

The southern edge of the site is adjacent to the Fallowfield loop, a pedestrian/cycleway running from Chorlton to Debdale.

Excellent public transportation is available on Wilmslow Road, linking the area northwards to Manchester and south to Didsbury and Cheadle, and Moseley Road linking the area to Chorlton in the west and Burnage/Longsight to the east.

6.1 Topography

The topography and lack of trees give high visibility of the site from Ladybarn Road. However, visibility of the side elevation is limited due to tall perimeter walling to neighbouring land.

6.2 Evaluation

6.2.1 Social - As the proposal is for a change of use from showroom/residential to office accommodation the social impact is negligible.

6.2.2 Economic – the office proposal offers a positive economic impact in terms of employment.

7. Conclusion

In conclusion the applicant is striving to modify an existing building in a manner that fits comfortably within its environment to create a place of work. The applicants' brief is to retain the existing building fabric where possible, particularly the front elevation which has good quality facing brickwork detailing. The refurbishment of the internal areas seeks to create a sustainable modern office facility that has a long life span, that meets as a minimum the current building legislation requirements for equitable access, fire safety, thermal performance, welfare of building users, and represents a positive commercial investment.

This sustainable regeneration development proposal meets the policies identified by the LA Planning Authority and look forward to a Planning Consent being issued in due course.