

480 Manchester Rd, Heaton Chapel, SK4 5DL

DESIGN & ACCESS STATEMENT

Location

- The site is located in Heaton Chapel in Stockport and fronts Manchester Road, which is one of the main road into Manchester from Stockport.
- The site is a plot to the side of an existing row of terraced shops with flats above.
- The site to the side of the existing shop has a small storage building, and the site to the rear is a yard with car parking

Design

- The existing building on the site has a shop to the ground floor with a basement below, and a 2 bedroom flat to the first floor.
- The application is for an extension to the side and rear of this end terrace property and the extension will create two new one bedroom flats. The extension to the side will create the proposed living accommodation, with the proposed extension to the rear for circulation space to the first floor.
- The existing buildings are brick with white render to the front facade at the first floor. The proposed extension will create continuity with the same materials. The hipped pitched grey tiled roof will also extend to the side to match the existing.
- The windows are to be similar in scale with arched tops.

Access

- Access to the existing shop and flat above, is to the front of the property off the pavement, through two separate doors. There is also a rear door which gives another means of access to the existing shop unit.
- The proposed rear extension would create a new means of access to the two proposed flats, as well as the existing flat above the shop. A new staircase would be provided here with the old one to become part of the proposed accommodation.

Transport

- Transport links are very good to the site, with several bus routes and a train station within walking distance, offering connections to Manchester city centre and Stockport
- There is an existing car parking to the rear yard which will be retained for the existing office and flat.