

DESIGN AND ACCESS STATEMENT

Proposal: CHANGE OF USE FROM SHOPS (A1 – RETAIL WAREHOUSE) TO 15 No. DWELLINGS FLATS, AND SINGLE-STOREY VERTICAL EXTENSION.

Address: 18 Sadler St, Manchester M24 5UJ

Date: 30/01/2022

The Property

The building is a warehouse situated on Sadler Street. The site lies within Middleton Town Centre Conservation Area, within the defined urban area. The application building is recorded as a Non-Designated Heritage Asset, and is formally included on the Council's list of Non-Designated Heritage Assets.

The current use of the building is a retail warehouse, but the applicant intends to change the use to a fifteen (15) apartment block of flats by adding another storey to the existing structure. The extent of works is as shown in the Architectural drawings submitted with this application.



Figure 1: Existing aerial view (Front)

Layout

The internal floor layout shall be changed to create the floor layout as seen in the attached proposed designs and to integrate the new extension.

Materials

The materials to be used on the extension shall match the existing building's materials – red brick and Flemish bond. The external walls shall be made from red clay bricks as it is in the existing building. Windows and doors to be UPVC framed.

Access

The front external access shall remain the same and unchanged.

Parking

Parking will be on street parking for residents



Figure 2: Existing aerial view (Rear)

Landscaping

No landscaping is required.

Effect on, and appearance of the property:

The proposed development seeks to improve and enhance the street and location. All work will be undertaken to a high standard with attention to detail and with the aim to ensure original features are maintained and enhanced.

If you require further information or clarification, please do not hesitate to contact me.

I look forward to hearing from you.

Dr Kanadi Jagafa
Snr QS and PM
Mason and Marlowe Ltd