



Design and Access Statement

Drawing 80 - 83

Proposal:

Rear Kitchen/toilet Extension to No. 887 A1 Hair dressers
and Internal wall extension of adjoined property of 887A in to A1
Hairdresser.

Site Address: 887 and 887A Manchester Road, OL11 2ST

Local Authority: Rochdale

Size: 9.6sqm

1.1 Introduction

ADF STUDIO have been instructed to review the existing 887 and 887A Manchester Road, OL11 2ST and carry out all work in support of this proposed scheme.

1.2 Purpose of the Report

This report has been prepared by ADF STUDIO on behalf of our client in support Proposing a Rear Kitchen/toilet Extension to No. 887 A1 Hair dressers and Internal wall extension of adjoined property of 887A in to A1 Hairdresser.

2.0 Context

887 and 887A Manchester Road, OL11 2ST is located on Manchester Road A664. The property is a terrace style with both adjoining residential and existing commercial space, which is currently used as A1 Barbershop which is shared under one ownership.

2.1 The Proposal

The proposed scheme is Rear Kitchen/toilet Extension to No. 887 A1 Hair dressers and Internal wall extension of Adjoined property of 887A in to A1 Hairdresser. Thus the Hairdresser will be defined as a more narrow space with a rear extension. The neighbouring property 887A will have a larger living room, kitchen and relocation of the stairs to provide efficiency in accessing the first floor bedrooms all of which can be seen throughout the existing and proposed drawings.

The existing ground floor of commercial property 887 is 42.66sqm. With the proposal it will be at a loss of 22.85sqm which will be transferred to property 887A to build a spacious residential area for both the living room and kitchen, including the staircase. The Existing area space of residential property 887A is 14.53 sqm with the addition of 22.85sqm bringing it to a total of 37.38 sqm. However, commercial property 887 proposed a rear extension of just 9.6sqm in addition to the loss bringing it to a total of 29.41 sqm. As the proposed commercial scheme is to create a linear layout of the A1 Hairdressers.