

DESIGN AND ACCESS STATEMENT

Proposed New Shop Unit at 364 Lightbowne Road, Manchester M40 0HJ For Ms S Miah

GENERAL

Site History and Background

This site of approximately 150sq m consists of an existing two storey building that consists of a ground floor Barbers shop with first vacant floor self-contained flat that is constructed with brick walls beneath a tiled roof and approximately 80 years old
There is no known relevant planning history for this site

Environs

The building is located on the corner of Lightbowne Road and Pleasington Drive with the shop accessed from Lightbowne Road and the flat from the side on Pleasington Drive.
The rear yard area with garage parking being accessed from a public roadway access at the rear of the property and is mainly surrounded by residential properties

Security by Design

The building has not been designed to comply with Security by Design standards but has level access to the building

The Proposal

The proposal is to retain the existing building and usage and to demolish the existing unused old garage building and remove the unsightly boundary wall to Pleasington Drive.
To construct a new separate shop unit with service yard to serve all three units and accessed from Pleasington Drive and form two carparking spaces access from the rear
The existing vacant first floor flat is presently being renovated

Car Parking

The existing 2no car park accessed from the rear off Pleasington Drive will be retained and 1no new cycle stores could be included in the yard

Waste Management

Standard Waste Management bins to be provided as per attached estimated volumes template for the application
The bin store and collection are positioned adjacent to the yard entrance

Drainage Details

Surface water taken soakaway in carpark
Foul water taken to existing combined drain in yard

Landscaping

The existing hardstanding areas will be retained
Existing side boundary fencing and walling to the adjacent property will be retained with a new 600mm high wall constructed to Pleasington Drive carpark

Conclusion

Our client has recognised that the area is short of small shop units and we are of the opinion that these proposals will enhance the area to the embellish the environment and increase the number of commercial properties to the benefit of all parties concerned