

Proposed Extension, External Alterations and Change of Use
422 Barlow Moor Road
Chorlton
M21 8AD

Design and Access Statement



1. Introduction

- a. This Design and Access Statement (DAS) has been prepared on behalf of Manchester Desserts Ltd to accompany the retrospective planning for the retention of a single storey extension to the rear of the property, a new shop front and security shutter together with the change of use from a former tanning salon (use class sui generis) to a café (use class E(b)).
- b. This DAS seeks to demonstrate that the proposal has undergone a formal and thoughtful design process and that the scheme presented is a response to site context, access into and within, massing, orientation, materiality and architectural detail and that a sustainable approach has been adopted.
- c. The statement also demonstrates that the proposed development has been assessed for compliance with prevailing national and local planning policy.
- d. The application description is as follows: The extension of an existing detached office building with alterations to the existing roof structure, external cladding, fenestration and associated landscaping.

2. Site and Context

- a. The site is located to the West side of Barlow Moor Road in the heart of the vibrant district centre of Chorlton.
- b. The premises are surrounded by a wide variety of commercial uses many of which provide late night entertainment with external dining etc along Barlow Moor Road.
- c. The premises were previously used as a tanning salon. The premises are currently vacant and undergoing refurbishment to form a café for the sale of desserts , waffles, crepes etc for consumption mainly on the premises.
- d. The proposed use will provide a complimentary service to customers who visit the area and wish to enjoy desserts etc in an alcohol free environment.
- e. The premises previously had an open yard to the rear that was insecure and subject to fly tipping. The applicants have enclosed the rear yard to create a dry store area and enhance the security of the premises.

- f. There are parking bays adjacent to the premises on Barlow Moor Road and these will accommodate vehicle deliveries.
- g. As is common with the vast majority of commercial premises in the district centre the site does not benefit from its own parking facilities but the area is very well served by public transport and there are large pay and display car parks within a few hundred meters.



North East elevation of extension with refuse storage area to the left.



View looking at junction of roof of extension to roof terrace of apartments above

3. Amount

- a. The extension to the rear is modest in its scale (17.8m²) and will be used to provide dry storage for the café. In addition the dry store will house some of the recycling bins.
- b. The eaves height of the extension has been positioned to reflect those of the neighbouring commercial properties that extend along the alleyway.

4. Appearance

- a. The extension has been clad in a single ply membrane (colour dark grey) to provide a weathertight readily cleansable surface.
- b. The extension sits neatly below the flat roof terrace that serves the residential units above and provides an aesthetically neat solution to allow the previously open yard area to be secured.

- c. The security shutter to the front elevation has been housed within an aluminium frame that wraps around the shop front and conceals same from view.
- d. A signage scheme will be installed on the existing fascia that sits above the aluminium enclosure. The signage scheme will comply with class 4 and class 4(b) of the Control of Advertisement Regulations and will not therefor require a planning application to be submitted.

5. Access and Security

- a. The premises are accessed from Barlow Moor Road. The internal floor level is slightly higher than the adjacent pavement and the management are aware of their responsibilities to all customers / staff etc under the Equalities Act and will provide assistance as required together with portable access ramps where needed.
- b. The management have refurbished the existing customer toilet to provide an ambulant disabled facility for customers.
- c. A hearing loop will be installed at the counter to accommodate those with hearing impairments.
- d. The internal colour scheme will provide suitable contrasts to aid those with visual impairments.
- e. Staff will be encouraged to use sustainable transport options and secure bicycle storage will be available in the dry store at the rear of the premises.
- f. A monitored CCTV system has been installed to cover the whole of the premises.