

Design and Access Statement

HENDESA DESIGN

Lena Karim

198 Mauldeth Road

MANCHESTER, M19 1AJ

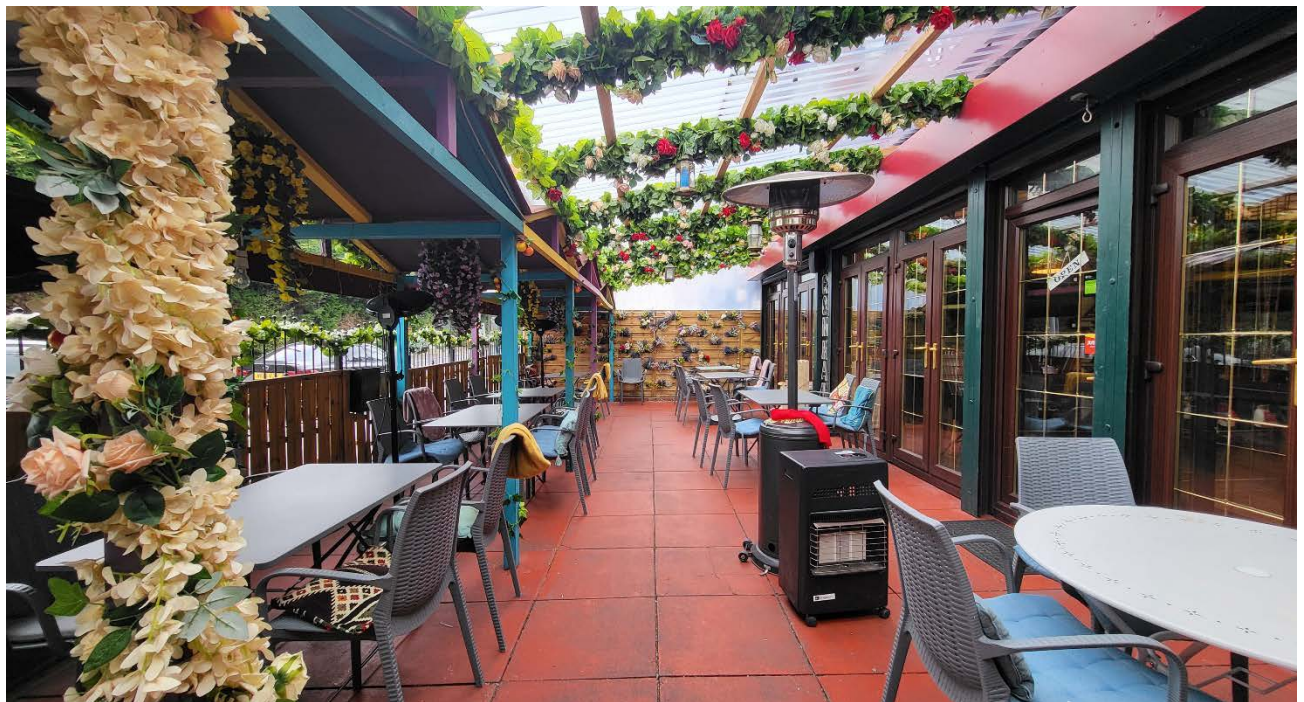
This design and access statement has been submitted in support of the planning application for a canopy extension to the front of the premises over an outdoor dining facility of existing restrurant, which falls within the current E(b) use class of the premises.

Design and Access Statement

The proposed site is located on Mauldeth Road, which is just off the A37 Kingsway, Manchester. The existing property is a Lebanese restaurant on the ground floor that is adjacent to the Burnage Community Sports and Social Club.



Site Images



The proposed site is at the end of a row of terraced properties, the existing restaurant is a E(b) unit. The neighbouring site is a E(a) convenience shop. Opposite the site, at the top of Mauldeth road, are a row of commercial units which includes, a mix of E(a)- E(g) units.

The existing building is a 2-storey property, with the customer entrance from Mauldeth Road. The upper storey is residential units, which have access from the side of the property.

The restaurant unit on the ground floor is fitted large windows that open for ventilation and a signage area, which is utilised for the proposed Restaurant. There is also an existing open area, which is within the demise of the property, which is to be utilised for the proposed canopy. As seen in the image of the site below, which was taken in 2008, the outdoor space and fence has existed for a while on the property.



The current client has added a temporary canopy, as seen in the site images, as during the covid-19 pandemic, this was the only way customers were able to eat at the restaurant was outdoors, therefore a canopy was added to shelter the customers from the weather.

Our proposal is to change this existing canopy which does not flatter the surrounding area or match to a sturdier and modern canopy that will allow customers to dine safely outdoors and improve the image of the street and neighboring businesses.

Amount

To construct and build a permanent canopy on the front of the existing property. The design aim to make a very minimal obstruction to the existing building frontage.

Layout

The layout is to remain the same.

Please refer to the attached plans with this application for further information.

Scale

The plot is to remain the same size.

Please refer to the attached plans with this application for further information.

Landscaping

There will be no change to any existing landscaping.

Appearance

The proposed canopy will be made using slender masonry brick to match the existing building. It will be open on all sides. The roof will have 3 roof lights to allow natural light into the space. The use of masonry brick paired with the minimal design will add a sleek and modern look to the property.

Please refer to the attached elevations with this application for further information.

Effect on Building

The proposed canopy will have a very minimal effect on the existing building, as it has been designed to be very open, thus allowing visibility to the existing shop frontage.

Utilities Statement

The proposed canopy will not require the existing utilities on the proposal site to be upgraded; the existing utilities are more than sufficient.

Access

The existing site is level and does not require any accessible ramps or equipment.

Although the proposal site does not have dedicated parking, there is plenty of street parking available along Mauldeth Road and on Avonlea Drive to the side street to the proposal site.