

Design and Access Statement

Rear floor extension

New Smithfield Market, off Ashton Road

Manchester.



June 2021.

Design & Access Statement

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1.0 Context

- 1.1 This statement has been prepared to accompany a planning application for a rear extension for Kurpas Meats PLC at New Smithfield Market, off Ashton Road, Manchester.
- 1.2 Kurpas Meats are mostly wholesale butchers selling to the trade but also sell to the general public through their retail outlet on site which was enhanced due to previous remodelling.
- 1.3 They have owned and occupied the site for 9 years but have actually been in business for over 35 years.
- 1.4 A first floor extension was built over an existing single storey to the side of the main building in 2016 which provided an improved retail outlet at ground floor and better office space at first floor.
- 1.5 Further expansion of the business had led to the requirement for more chilled storage space which will be housed in the ground floor extension with a new storage and packaging facility at first floor accessed by an external stair.

2.0 Amount, Scale, Appearance and Layout.

- 2.1 The application is for a two storey rear extension.
- 2.2 The footprint size of the extension will be approximately 19.0m x 6.8m with a splayed cut out due to the shape of the boundary.
- 2.3 The roof extends above the existing ridge by approximately is dual pitched in shape to match the existing roof and is asymmetric due to one side extending to the edge of the existing loading bay.
- 2.4 The heights to each of the eaves are 4.6m and 5.4m and the ridge is 7.0m.
- 2.4 The extension will be a steel frame building clad with profiled steel sheeting to match the existing building on site.
- 2.6 There are no alterations proposed to the site layout.

3.0 Access.

3.1 Access to the building remains is direct off the existing car park.

4.0 Conclusion.

- 4.1 The proposed extension will allow the company to further expand their business.
- 4.2 There is an abundance of parking within the existing site for existing and new customers to use.
- 4.3 The building will match the existing in terms of materials and scale.
- 4.4 The new extension will have no visual impact from outside of the site due to the large retaining wall adjacent to it.
- 4.5 We see no reason why planning permission should not be granted for the proposed extension.

Appendix A

Photos.

pas Meats
a description for your map.

Legend
M11



pas Meats
a description for your map.

Legend
M11











Appendix B

Drawings.

4m	Scale 1:50	4m
6m	Scale 1:100	6m
16m	Scale 1:200	16m
40m	Scale 1:500	40m
100m	Scale 1:1250	100m



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Promotor: S.A. Mierne (ACIOB)

Project

Proposed extension.

For Kurpas Meats.

Address
Unit 4
New Smithfield Market
Off Ashton Road, Manchester

Title
Proposed layout plans.

Job No. _____

Drawing number

Date: June 2021.

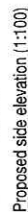
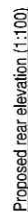
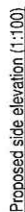
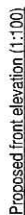
Notes:

1. Settling out to be the responsibility of contractor.
2. Contractor to pay particular attention to pitch of roof and headroom at doors.

Any discrepancies to be reported to Colas Valley Design.



Location plan (1:1250)



Site plan (1:500)



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Project	Proposed extension.		
For	Kupas Meats.		
Address	Unit 4 New Smithfield Market Off Ashton Road, Manchester.		
Title	Proposed elevations and site plans.		
Jah No.	Drawing number	Date	
21 J 31.	03.	June 2021.	