

Building Surveyors & Property Consultants

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Client/Site Address:

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Design and Access Statement

Access Statement for Canopy Structure with Shutters

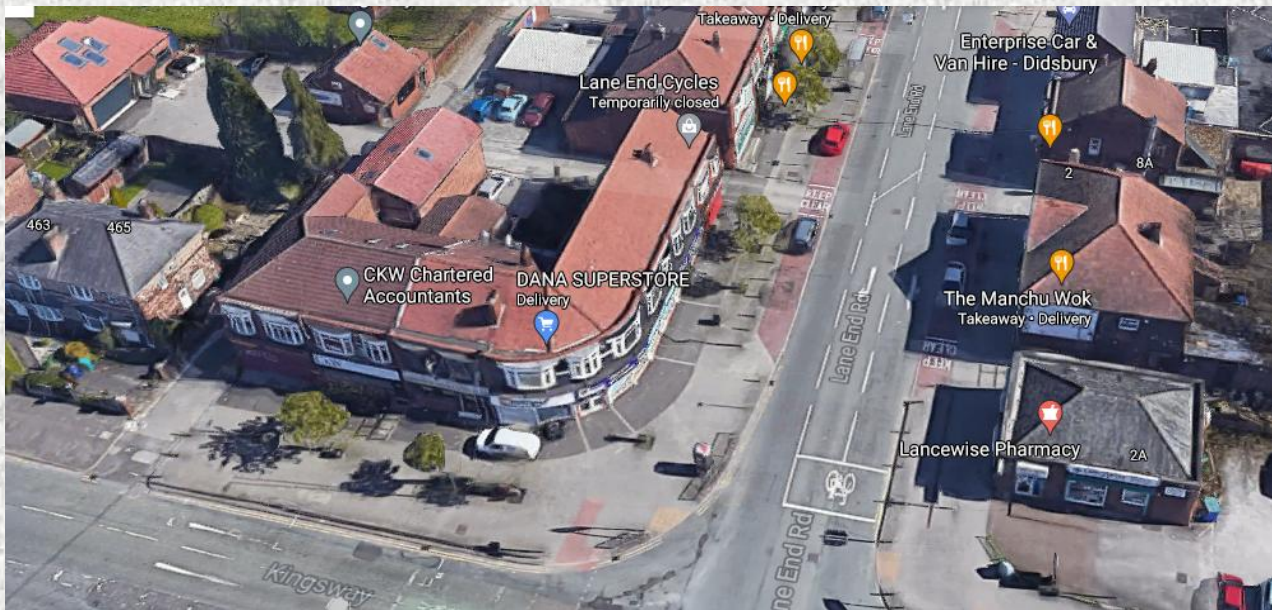


1. Summary:

1.1 This supporting planning, Design and Access Statement has been prepared by Ash 4 Homes Building Surveyors and Property consultants, on behalf of Mr Saeid Rahmani, Dana Superstores. It accompanies the Planning Application for the Canopy Structure with Shutters providing shelter and security for the proposed additional display and retail of fruit, vegetable and groceries externally.

2. The Site Location:

Figure 2.1 - Site Location



Source: Google Maps

2.1 The site has a two storey mixed-use commercial unit that is located on a prominent corner position at the junction of Kingsway A34 and Lane End Road, within the Lane End Road Neighbourhood Centre in Manchester, Burnage area amongst a high density of residential and commercial properties.

2.2 This section of Kingsway and Lane End Road is mixed in character and typically comprises of one and two storey commercial properties, two storey semi-detached houses, three storey terraced houses and four storey apartment blocks.

2.3 At ground level the mixed uses are typically, Use Class E Retail/Office and Sui Generis Hot Food takeaways with Class E Office and C3 Residential uses at the upper floors.

2.4 The ground floor retail unit is independent from the first floor office unit (473a Kingsway), and is accessible separately from the entrances on 473 Kingsway and 1-3 Lane End Road. The north-easterly boundary on Kingsway and the south-easterly boundary on Lane End Road have adjoining public footpaths that have tarmacked and paved surfaces used by pedestrians to access the local amenities and the commercial units on Kingsway and along Lane End Road. There is a vehicular access between No. 5 and No. 7 Lane End Road that serves the land to the rear of 1-3 Lane End Road of the application site.

2.5 Beyond the public footpaths are the roads, Kingsway A34 and Lane End Road. Where Kingsway A34 is a main dual carriageway that provides one of the main link roads from South Manchester to the North side of Manchester and the city centre. The site is well located for public transport and has regular bus routes serving the site with bus stops within 50 metres on Kingsway and 160 metres on Burnage Lane. There are on-street parking lay-bys on Lane End Road allowing vehicles to park along the road and opposite the application site.

3. The Site:

3.1 The premises have a Class E for Retail/Office Use and have independent units and businesses operating on the ground and first floor. The ground floor unit, 473 Kingsway and 1-3 Lane End Road is currently being used as a Retail shop selling groceries and household goods and the first floor unit 473a Kingsway and 1-3 Lane End Road is being used as Office space.

3.2 The ground floor retail unit is an irregular shape with a internal area of approximately 77 m².

4. Pre-Planning Considerations:

4.1 The proposed canopy structure with shutters providing shelter and security for the proposed additional display and retail of fruit, vegetable and groceries externally, will be according to the policies within the Manchester Core Strategy Development Plan Document (2012), saved UDP policies and the guidance contained within the National Planning Policy Framework (2019).

4.2 The proposed canopy structure and shutters will ensure the scale to be appropriate to the surrounding area. The size of the canopy structure will be considerate to all the commercial units on Kingsway and Lane End Road. The canopy structure will have a sympathetic low pitch roof cover to avoid obstructing other commercial units and their business signage or appear to be overly dominant and intrusive within the street scene.

4.3 The design type and colour of the canopy structure and shutters will be according to the Local Planning Authority approval.

5. Proposed Use:

5.1 The aim of the proposed canopy structure and shutters is to provide additional retail space externally. Subsequently, this will enable an increased variety of fruit, vegetables and groceries to be displayed and retailed. The display shelves and merchandise will be kept secure by enclosing the external retail space with electronic shutters.

5.2 The design of the proposed canopy structure will be made accessible to comply with the Local Planning Policies, Approved Document Part M and the Disability Discrimination Act.

6.0 Conclusions:

6.1 The proposed canopy structure will increase the retail space and allow the fruit, vegetables and groceries to be displayed externally to maintain the continuous growth of the business. Subsequently, this will establish the business further in the local area by offering a service that is responsive to customer needs. The business will fully comply with all current regulations and good practice and it remains our intention to make the scheme as accessible as possible in accordance with Local Planning Policies, Approved Document Part M and the Disability Discrimination Act.

6.2 The proposed canopy structure aims to aid the enhancement of the surrounding area and to provide a benefit to the local community, with no adverse impacts upon the areas viability and vitality.