

DESIGN AND ACCESS STATEMENT

787 Stockport Road, Levenshulme, Manchester M19 3DL
Proposed New Side Extension to Estate Agents Shop
For Mr A Ali

GENERAL

Site History and Background

The site of approximately 100sq m comprises of recently established Estates Agent Shop
An application reference 104247 to construct a similar extension was approved on 15th
January 2014
There are no other known relevant applications

Environs

The shop is part of a two storey building located in the centre of the Levenshulme shopping district on Stockport Road at the corner of Balleratt Street constructed with rendered brick walls under a slated roof and bounded to the rear by residential properties

Security by Design

The site is secure to the front, side and rear and has good existing disabled access to the shop

The Proposal

The proposal is to construct a new side extension to the un-used side of the property so the client can diversify increase his Estate Agents Office
The extension is designed to have little impact on the street scene and be in keeping with the existing buildings
There is also a small extension to the existing waste storage area to allow for additional bins

Car Parking

There are no car parking facilities available on the site

Landscaping

There is hard standing shop wide pavement to the front and side of the shop with additional hard standing areas to the rear

Conclusion

We are of the opinion that that this extension would enhance the property and the surrounding environment to the benefit of all parties concerned