

DESIGN AND ACCESS STATEMENT

On Behalf of Ariana Superstore and Bakery

PROPOSAL

Part retrospective application for the construction of a cantilevered canopy to the Bury Old Road (West) elevation and introduction of security shutters to the Bury Old Road and Crescent Road (North) elevations, and increase in the width of the window openings to the ground floor on the Crescent Road elevation, in addition to the application for the construction of a new staircase enclosure to the rear (East) elevation and new signage.

LOCATION

**18 Bury Old Road
Cheetham Hill
Manchester
M8 9JN**

1. INTRODUCTION AND BACKGROUND

- a. The property is located at the junction of Cheetham Hill Road and Crescent Road.
- b. The property is arranged over two floors, ground and first.
- c. The property was formerly a retail bank with ancillary office accommodation to the first floor.
- d. The bank was closed in 2018 and the property is now under new ownership.

2. USE

- a. The property will be use for grocery retail to the public which we understand does not require a change of use application with previous and proposed uses both coming within class E.
- b. The proposed staircase enclosure to the rear of the building will be used to house a new emergency exit staircase.



Cheetham Hill Road / Crescent Road elevation

3. THE APPLICATION

- a. The application comprises two parts, the first part being a retrospective application for the retention of a cantilevered projecting canopy along the Bury Old Road (West) elevation, together with the increase in the width of the existing windows on the ground floor of the Crescent Road (North) elevation and the introduction of security shutters to the ground floor window / doors openings on the Bury Old Road and Crescent Road elevations. The other elements to the application are the addition of a new emergency exit staircase on the East elevation, to serve the first floor retail use, which will be clad with composite panels and new signage.
- b. The applicant had chosen to construct the projecting cantilevered canopy to the West elevation to reflect the existing canopy structures enjoyed by both of his immediate neighbours (Pound Stretcher to the North and Kahsmir Mart to the South)



Pound Stretcher to the North of the application site



Kashmir Mart to the South of the application site

- c. The cantilevered canopy projects some 2.7m from the face of the building over land which belongs to the property. Similarly the property boundary along Crescent Road is 0.45m to the North of the face of the building and therefore no parts of the proposed canopy / signage fascia etc. encroach beyond the sites legal boundaries.
- d. There are two mature trees located in the public footpath adjacent to the Bury Old Road (West) elevation which obscure the view of the building. A separate application has been made to the Council by Cheshire Woodlands and Joe Walsh from the Councils Arboriculture Department has agreed that licensed contractors can lift the crowns of the trees to 3.5m (this will clear the top of the canopy) and that lateral branches on the side of the building can also be reduced.
- e. The proposed advertisements will be positioned so as to conceal the fascies of the projecting canopy and the boxes housing the security shutters.
- f. The fascia signage to the Crescent Road (North) elevation (signs 1 and 2) has to be in two sections due to the lamp post that has been installed on the applicants land.

4. ACCESS

- a. The existing main entrance to the mini market off Bury Old Road is to be retained, this entrance affords access for wheelchair users and an automatic sliding door will be fitted.
- b. The tenants / managers of all the units will be made aware of their legal duties under the Equality Act and their legal responsibilities to provide all reasonable assistance to disabled patrons / staff.
- c. A hearing induction loop will be provided for customers with hearing impairments.
- d. Contrasting colours will be incorporated into the scheme to assist people with visual impairments.
- e. Delivery drivers serving the premises will park in the sites car park accessed off Crescent Road.
- f. Refuse collection vehicles park on Crescent Road (as they did previously) to collect the refuse / re-cycling containers and return them to their original positions.



Rear (East) elevation



Rear (East) elevation