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DESIGN AND ACCESS STATEMENT

Project: External Staircase to be built/removal of internal staircase to separate cafe from flats. New access to boundary wall

Site Location: 299 MOSTON LANE. MOSTON, MANCHESTER M40 9WJ

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1. Introduction

This design and access statement has been submitted, in support of the planning application for the change of use of a two storey building, which comprises a residential dwelling (first floor) and an A1 - Cooker and Washer Repair Shop unit (ground floor). The planning application is for the change of use from A1 to an A3 and A5 (Restaurant and Takeaway) serving hot food prepared on site. There will also be a proposed extraction system for the new A3 and A5 use and a single storey rear extension. The access to the first floor apartment will be changed to the rear of the building.

The property is currently in poor condition and needs to be brought back to good use. The previous owner had abandoned the property and did not undertake any basic repairs or carryout any general maintenance on the property. Therefore there are currently no tenants on the first floor and currently no occupier or any business owners in place on the ground floor. However, granting permission for the change of use from A1 to A3 and A5 will allow for someone to provide a restaurant and takeaway serving hot food.

2. Site Analysis and Context

The proposal site is situated on Moston Lane in the commercial district of Moston approximately 3 miles north-east of the city centre. Historically in Lancashire, Moston is a predominantly



residential area. Moston Lane is a busy road, which has a different mix of commercial units, including professional offices and a small supermarket. There is parking at the front of the property, which is free to use for 2 hour by the general public. The proposal unit is a two storey A1 commercial unit and residential property, which has its main entrance from Moston Lane, and a large open shop floor area. There are two rooms with no WC situated on the ground floor and a staircase linked to the residential property on the second floor. The bin store is located to the rear of the property which house refuse and recycling bins for the proposal site and the adjoining units. There is a private alleyway maintained by the shop owners and allows for the large bins to be brought to the front for collection. The alleyway is gated and cannot be accessed by the general public.

There are currently no side windows on the neighbouring property. The current garden boundary walls run along the perimeter and cannot be overlooked from the neighbouring commercial units. No changes are to be made to the front elevation of the building. The new upper apartment is to be accessed via a new staircase to be built to the rear of the building.

3. Proposal

Our proposal consists of removing access to the first floor via staircase in the internal space and creating a separate external staircase access from the rear of the building. This means the flats on the first floor can only be accessed from Bute street which is a link from the main road (Moston Lane).

On the ground floor, a new WC would be built into the existing structure. At the rear of the unit will be an extraction system, for the discharge of fumes from the property. Food will be cooked fresh on site, for this we require an extraction system with a silencer along with the extractor fan, which will reduce the noise from the fan.

4. The Scale of Development

The effect on the building will be minimal since the front is only replacing the sign fascia, and the back elevation where the fume extractor will be installed, and not be visible from any road and can only be seen from the alleyway to the rear of property. The rear extension is a single storey flat roof and will have minimal effect with regards to sunlight. The new kitchen on the ground floor is to be added within the existing structure.

A new external staircase to access the first floor is required to separate the 2 bedroom apartment from the cafe.

Acoustics will be accessed so there is no noise disturbance from the Cafe to the 2 bedroom flat on the upper floor. There will be fireboard separation between the shop ceiling and first floor apartments which meets the 30mins required.

5. Shop Signage

The advertising on the fascia have been designed in accordance with 'Outdoor advertisements and signs: a guide for advertisers. The illuminated sign is smaller than the existing wooden fascia and will sit above the roller shutter approximately 0.6 x 0.37m and is located below the first-floor windows. The lowest part of the sign is at least 2.5metres high.

6. Accessibility

The existing unit benefits for a level access into the shop from Burnage lane. Wherever possible the change of use of the premises will comply with all applicable parts of the Approved Document M and take on board the recommendations of the Disability Discrimination Act (DDA). No parking is provided within this development. Moston Lane has several streets which branch out and can be used for parking such as Bute Street.

7. Waste Management Strategy

The activities that will take place on the proposed site will be the preparation and cooking food for consumption. We are intending to provide one 1100 litre euro-bin for general waste and one combined 1100 litre bin for recycling paper / cardboard waste, recycling plastic / aluminium waste. All bins will be located at the rear of the building.

The two-bedroom flat on the first floor will have its own separate area for bin storage and will utilise their existing 140 litres bins. The Manchester City Council collect on Fridays and alternate between weeks for recycling and general waste. A regular maintenance programme to be scheduled to collect the commercial waste weekly for general waste and fortnightly for recycling waste. However, on the odd occasions where the bins are full staff should contact for an extra collection. This will be agreed once the business requirements are established. Collect waste oil in a suitable secure container and store it in a secure area until collected by an approved and licensed contractor.

8. Fire Plan

The upper floor will have an escape window fitted in Bedroom 1 facing the main road. There will be a fireboard separation between the restaurant ceiling on the lower floor and the first floor apartment. An acoustic plan has also been taken into consideration and will be actioned.

9. Photographs and illustrations:













