Design and Access Statement

New Shop Window and Entrance Door
Unit 3
280-282, Claremont Road
Manchester
M14 4NW

1. Introduction

a. Unit 3 is located on Lloyd Street South near to the junction with Claremont Road in Rusholme.

b. Unit 3 extends to approximately 18 square meters.

c. A gated alley way runs adjacent to the Southern boundary of the site, this area is used for the storage of refuse bins for the adjacent properties.

d. The property was granted planning permission for conversion to an A1 retail unit as part of an application reference 113417/FU/2016.

e. The property was granted planning permission to install a new shop window to the Lloyd Street South elevation under planning permission reference 117445/FO/2017. This permission is yet to be implemented.

f. The above planning permission originally sought to include an entrance / exit door within the proposed shop front, however the applicant was advised, in a letter dated 3rd October 2017 from the Council, that they could not support the proposal due to the detrimental effect of such a door on the amenity of nearby local residents.

g. This revised proposal also shows an entrance / exit door for Unit 3 on the Lloyd Street South elevation. The proposed door has been moved to within 450mm of the entrance / exit door that the Council are content for Unit 3 to utilise on the approved applications 113417/FU/2016 and 117445/FO/2017.

h. The rationale behind this proposal being that any potential adverse impact on the amenity of local residents will be indiscernible by the movement of the entrance door for Unit 3 over such a small distance along the Lloyd Street South elevation. Particularly noting that none of the residential properties face onto Lloyd Street South and that same is a busy arterial route providing access to the City centre with a significant volume of traffic using same throughout the day and into the early hours.

2. Use

a. The property is being used for A1 retail but his hindered by the lack of a shop window to display the products it sells and an entrance door directly from the street.

b. It is intended that the property will continue to be used for A1 retail, with the current access into the shop being sealed and a new entrance direct from Lloyd Street South being formed.

c. The operating hours, refuse bins location etc will all be as originally approved inn planning application ref 113417/FU/2016.

3. Appearance

a. The existing engineering brick façade facing onto Lloyd Street South will be opened up and an aluminium framed (colour graphite grey) shop front and entrance door installed with concealed security grille,

b. The new door and shop window will match the doors and windows fitted to Units 1 and 2.

c. The security shutters and guides will be powder coated in graphite grey. The security shutter laths will be letter box punched, all to match the adjacent units.

d. We note the other nearby A1 retail units with shop windows facing onto Lloyd Street South, in particular those at the junctions with Markington Street, Wykeham Street, Edith Avenue and Ebberstone Street.

4. Access

a. The pavement is approximately 150mm lower than the internal concrete floor level and it is not there for possible to provide level threshold access.

b. The tenants will be made aware of their responsibilities to comply with the Equality Act and provide assistance to wheelchair users who wish to enter the premises, including the provision of aluminium access ramps.

c. The unit will has a disabled toilet.