Design & Access Statement

Location: 955-957 Stockport Road, Levenshulme, Manchester, M19 3WN

Proposal: Change of use to A5, with new shop frontage and internal alterations.

Date: December 2011

Introduction

This design and access statement has been submitted in support of the planning application for the change of use of existing ground floor shop unit, to and A5 units, with alterations to the shop frontage and some internal alterations at 955-957 Stockport Road, Levenshulme, Manchester.

Site Analysis

The proposal site sits on Stockport Road in the Levenshulme area of Manchester. Stockport Road is a major arterial route in to and out of Manchester city centre. To the north boundary of the site there are some car parking spaces on council owned land, these spaces are access off Southyard Street, off Stockport Road. Adjoining the proposal site to the South boundary, there is a public house. To the West of the proposal site, there are a number of secured lock up garage units, these units are single storey and have no fenestration aside form the garage door to the front. Across the road from the proposal site, there are commercial units with varying use classes. The predominant use for the commercial units around the proposal site appears to be A3 Restaurant/ Café or A5 hot food take away.

The proposal site is a two storey building with a single storey extension to the rear. The first floor of the building is a 2 bed roomed flat, which has separate access from the side of the property. The first floor flat is also owned by the applicant.

The existing ground floor unit is in a very run down condition, due to it being vacant for a number of year. The applicant has marketed the unit for A1 commercial use, but unfortunately there has not been any interest in this use type. The applicant also owns a large buffet restaurant and banquet facility across the road from the proposal site.

The existing front elevation of the commercial unit has openings of odd sizes which do not work with each other. The windows are UPVC and of a design which do not sit comfortably along the street scene.

The existing single storey rear extension is in very poor condition; the roof has extensive damage to it, resulting in water ingress into the building. There are two extract pipes, one square, approximately 450mm X 450mm and one

circular, 300mm in diameter, which stick out of the roof of the single storey extension. This would suggest the units has been used as either an A3 or and A5 unit previously. However having discussed this with the planning officer for the area, there doe not appear to be an A3 or an A5 use allocated to the unit.

Design Proposals

We our proposing to change the use to A5, for a hot food take-away, with a new and fully compliant extract system, with a silencer, grease filter and low noise fan. We believe the A5 use would make the unit commercially viable again and bring it back into use.

The frontage of the unit will also be modified, to create a contemporary glass frontage, with integral glass doors; we believe this will be in keeping with the frontage design of some of the other commercial units along Stockport Road. The glass frontage will protected by a concealed roller shutter during non business hours.

To the rear of the unit, we are proposing to replace the existing roof to the single storey extension and replace it with a new thermally insulated roof, with a single ply rubber based membrane. The existing mono-pitched roof to the rear yard will be removed, allowing for an secure but fully ventilated bin store to the rear of the property.

Utilities Statement

There is currently gas, electric and water, available on site; the extension will not put additional demand on the current services to the property to an extent where the existing service will have to be upgraded.

Site Waste Management Plan

We a repurposed to use a 660 litre wheelie bin for general waste; for recycling plastic and aluminium cans, there will be a 240 litre bin; and for food waste, which will be used for composting, there will be a 240 litre wheelie bin. All the bins are kept in the bin storage area, which is screened off by the existing wall to rear yard.

Accessibility

Where ever 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).