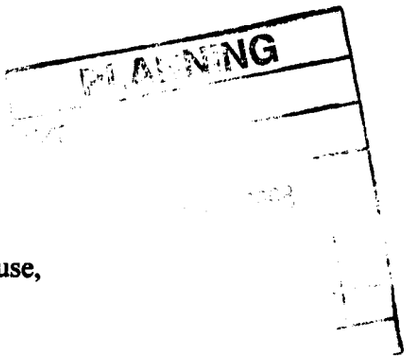

Design and Access statement
The Mountain Ash Public House,
Portway,
Wythenshaw,
M22 6SF

DESIGN
The development was conceived with the inclusion of partial disabled persons
There has a stepped access to the premises
The design will not affect the high ways departments as there are no changes to the access to the site, the existing Public house is on a large urbanized housing development.
The new configuration is to provide a smoking external area to meet current statutory legislation.
The external layout and size of the building will stay the same overall along with the height and the depth, this construction will be open sided on two sides , be of single storey height and constructed of sustainable timber construction .All finishes will be stained timber with a tile look roof .
Use public House, Smoking shelter

Amount
The development is contained within the boundary and shielded fencing areas already in place
Layout
The property has a stepped access with car parking to the rear and external seating areas
The use of these facilities will be restricted to the ambient disabled due to site configuration
Scale
Windows, doors, roof lay outs do no change
There will be visible (above the Fence line) the covered area and open plan smoking area to the front and side elevations.
Appearance
The over all appearance will stay the same as the structure is lower that the adjoining walls etc.
Access
The property is located within an urbanized housing development. With bus stops within 100m and is well served by public transport, with level parking available on site.
Planning and Local residence Involvement
As the original structure has not been approved , Improvements have been made such as the reduction in over all size and removal of external lighting (to meet local and planning concerns other than when the facilities is in use (PIR system), Also the facilities will be locked shut at 11.00pm each night to meet licensing opening times as required