DESIGN AND ACCESS STATEMENT

FOR THE CHANGE OF USE FROM OFFICE TO HOT FOOD TAKEAWAY AND NEW SHOPFRONT

AT 292 BARLOW MOOR ROAD, CHORLTON, M21 8HA

15th March 2008

Prepared by
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Introduction

This Design and Access Statement has been prepared in accordance with the requirements of Section 42 of the Planning and Compulsory Purchase Act 2004. The proposal relates to a two storey property within a row of more than eight shops within a commercial area of Barlow Moor Road. This planning proposal relates to change of use of the ground floor of the property and external alterations comprising a new shop front and installation of ventilation extractor flue.

Use

Both floors of the application property are currently in use as offices (Use Class B1). It is proposed to use of the ground floor as a hot food take-away (Use Class A5). The first floor will remain in use as an office. The new shop front will provide access to the ground floor shop. The existing front door will be retained to provide a separate access to the first floor office.

Amount

The existing ground floor which is relevant to this proposal, includes a large single storey extension, and has a total floor area of 105m^2. There is no proposed additional floor area as part of this development. The first floor area which remains in office use amounts to 62m.^{2}

Layout

The proposed extractor ventilator flue will be the only external addition to the property, and will be sited at the side of the two storey rear outrigger through the existing flat roof of the rear extension.

Scale

The flue will be approx. 400 mm diameter and will extend upwards along the side elevation, approx. 900 mm above roof eaves level.

Landscaping

There are no landscaping proposals within the site curtilage. There may be scope to provide an approved litter bin on the public footway in front of the proposed shop.

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Appearance

The front of the property will be altered at ground floor with a new shop front to the proposed take-away while the existing door will be retained to provide access to the first floor office. The new shop front will have a central door and a glazed shop window on a 600mm high brick stall riser on either side of the door. The existing shop sign will be reduced to relate to the width of the new shop front.

The proposed extractor ventilation flue will only be visible from the rear passageway This is not a prominent location and this necessary addition to the building is not likely to have a significant impact on the visual amenity of the area.

Access

The front of the property will be fully accessible with level threshold, to all members of the public. Provision for access and secure storage of refuse is provided at the rear of the site.

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