Wellsfield Associates

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DESIGN/ACCESS STATEMENT

Re. Proposed installation, Co-op Supermarket, 174/175 Burton Road, West Didsbury, Manchester. M20 2LN.

Local Authority: Manchester City Council.

Location

The store is located on Burton Road in the Manchester suburb of West Didsbury. The store is part of the high street comprising many small retail units; it is an area with a large number of residential properties in the immediate vicinity.

Proposals

The proposal is for two new shopfront windows and external rollershutters to be installed, one set on the front elevation and another set to the side elevation. In addition, the existing double autodoors are to be replaced with a single sliding version and an ATM installed on the shop frontage. The existing canvas canopies on the front elevation will be removed.

In the car park, the existing covered trolley bay will be replaced with a new, relocated version; additionally the existing palisade fence surrounding the bin store will be reduced in depth to provide additional car parking spaces. To provide better illumination to the car park a pole mounted security light will be installed.

Design

The new shopfront door, windows & roller shutters have been designed to match the existing. The new covered trolley bay is to match the existing; the reduction in the bin store will utilise the same fencing. The new pole for the security light will be finished in black.

1.0 Use

1.1 Would the application help to create an appropriate mix of uses in the area?

Not applicable in this instance.

1.2 Would different uses work together well, or would they cause unacceptable annoyance?

Will work well together.

2.0 Amount

2.1 Is the density appropriate?

Not applicable in this instance.

2.2 Could the neighbourhood's services support the amount of development planned?

No adverse effect to the neighbourhood's services.

3.0 Layout

3.1 Do all spaces have a purpose?

Not applicable to the application

3.2 Will public spaces be practical, safe, overlooked and inclusive?

Not applicable to the application

3.3 Will private space be adaptable, secure and inviting?

Not applicable to the application

4.0 Scale

4.1 Will the building sit comfortably within their surroundings?

Not applicable to the application

4.2 Will they and parts like doors and windows, be of a comfortable scale for people?

The new window design is to match the existing.

5.0 Landscaping

5.1 Has the landscaping been properly considered from the start?

Not applicable in this instance.

5.2 Will it help to make the place look good and work well and will it meet any specific aims for the site?

The shopfront works will provide greater visibility into the store; the car park works will provide a better environment with a better sited trolley bay and increased car parking spaces.

6.0 Appearance

6.1 How will the development visually relate to its surroundings?

The materials proposed are to match the existing.

6.2 Will it look attractive?

It will be in keeping with the pre-existing designs

7.0 Access

Access into the store will be via a level threshold.

Conclusion

This store has been identified for investment by The Co-operative Group. The popularity of the store has grown and it has been decided to implement the new corporate shopfront design with greater vision into the store and a new offer in the form of the ATM. The car park layout is to be improved with additional spaces and a more suitable location for the trolley bay.